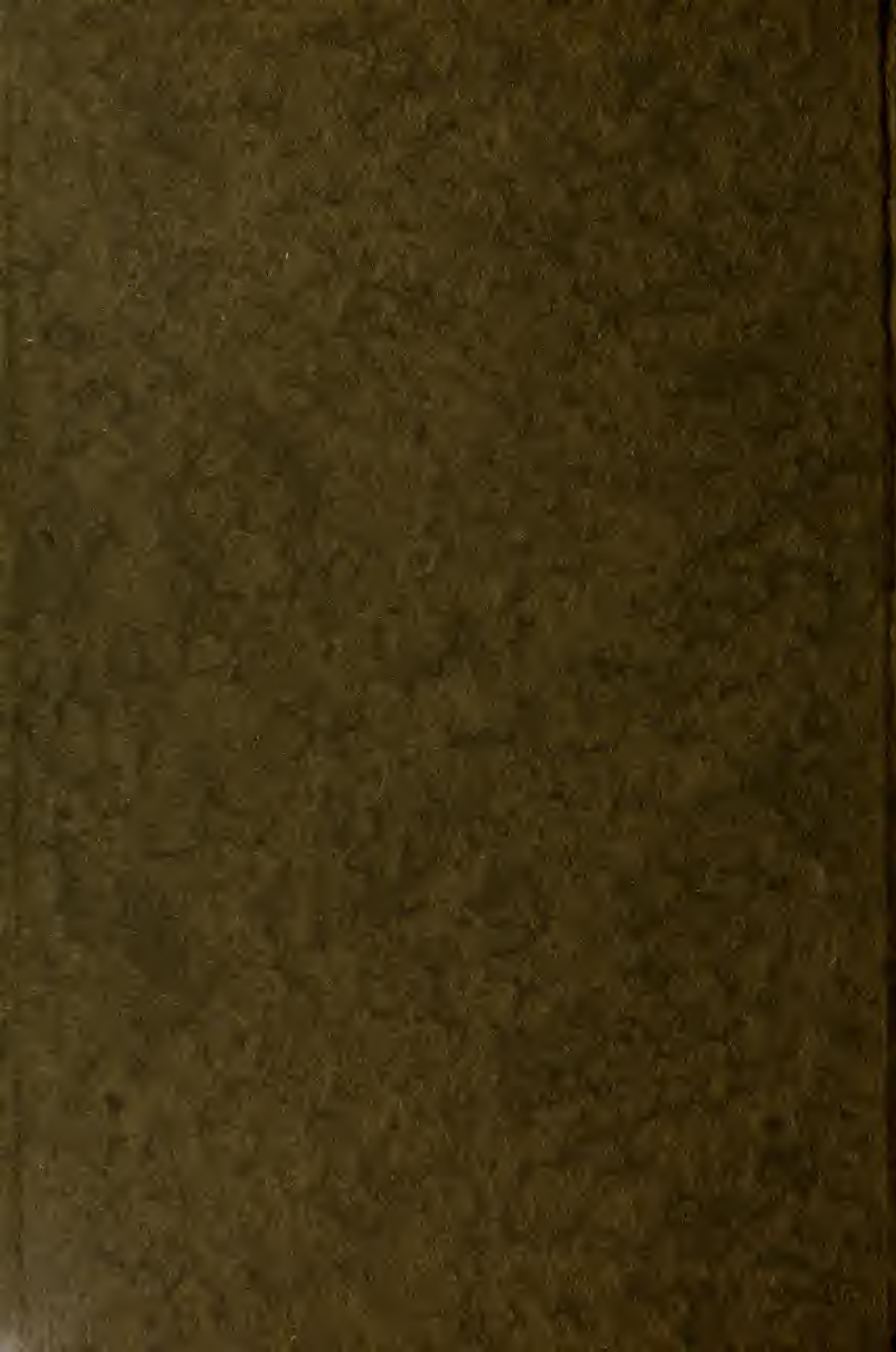




HOW TO PLAN FINANCE AND BUILD YOUR HOME

THE
ARCHITECTS SMALL HOUSE SERVICE BUREAU
INCORPORATED

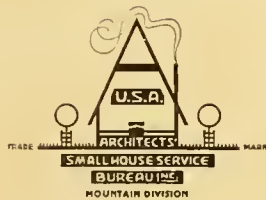




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HOW TO PLAN, FINANCE AND BUILD YOUR HOME

THE
ARCHITECTS' SMALL HOUSE SERVICE BUREAU
MOUNTAIN DIVISION, INC.



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By Mail ~~\$2.25~~



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Acknowledgment

THE members of The Architects' Small House Service Bureau, Mountain Division, Inc., a Regional Bureau of The Architects' Small House Service Bureau of the United States, Inc., wish to make full and due acknowledgment of the assistance given them by those persons who participated actively in assisting in the formation of the Mountain Division, in the preparation of their book, and, in general, the complete service which they believe to be a strong factor in the building of the small home.

It is difficult to realize the amount of work and study required in the production of this service, and the preparation of this book, which has been under way for a period of more than six months. It has meant a close co-operation of the members of the Bureau in order to accomplish the preparation of the many well-balanced and well-designed plans for small homes of various types, in order to give the small-home builder as wide a range of plan as possible.

The membership of the Mountain Division, Inc., consists of ten members representing eight architectural offices. The members and officers of the Bureau are as follows:

W. E. FISHER, President	HARRY J. MANNING
H. W. J. EDBROOKE, Vice-President	ARTHUR A. FISHER
T. ROBERT WIEGER, Secretary	GEORGE L. BETTCHER
W. N. BOWMAN, Treasurer	W. W. STICKNEY
T. R. MACLAREN	T. D. HETHERINGTON

The members are grouped into the following working committees: Sketch Committee, Working Drawings Committee, and a Committee working on the preparation of the book.

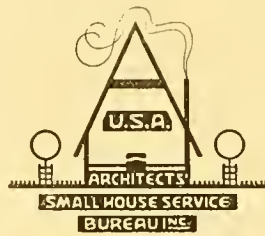
This Division is greatly indebted to The Northwestern Division, Inc., of The Architects' Small House Service Bureau, and to Mr. Maurice I. Flagg, its Service Director; and to Mr. Edwin H. Brown, President of The Architects' Small House Service Bureau of the United States, Inc., who have rendered the greatest possible assistance in the formation of the Mountain Division, and in the preparation of this book. Many of the articles of this book have as their inspiration the articles published in the book of the Northwestern Division, and some are used either as a whole or in part. If such assistance had not been rendered, it would have been impossible to have published the book in such a comparatively short time.

The perspective sketches were rendered by Mr. Stanley P. Stewart and Mr. L. C. Dillenback, of the Architectural Department of the University of Illinois.

The cover illustration is a reproduction from a painting by Alan True.

The engravings for the book were made by The Richard O. Boldt Company, and the printing and binding by The Hartmann-Bruderlin Stationery Company, both of Denver, Colorado.

The Architects' Small House Service Bureau has the endorsement of the American Institute of Architects, which is a guarantee of the Bureau's integrity in rendering service to the small-home builder, and of the well-established principles of professional and architectural practice for which the Institute stands. It also has the endorsement of the United States Department of Commerce.



What This Trademark Stands For

This is the trademark of The Architects' Small House Service Bureau of the United States, Inc. It stands for co-operative effort and service by practicing architects who, thru regional bureaus affiliated with The Architects' Small House Service Bureau of the United States, Inc., and each other, are able to supply professional service and counsel, well studied, carefully prepared, ready-to-use plans, specifications, working drawings, quantity surveys and complete details—at low cost—for the erection of homes up to and including six primary rooms. For larger homes an individual practicing architect should be employed at an adequate fee. This trademark signifies professional architectural service at low cost because 'The Architects' Small House Service Bureau of the United States, Inc., and its Regional Bureaus are primarily non-profit making enterprises. They are limited dividend corporations with small capital. The words 'The Architects' Small House Service Bureau of the United States, Inc., and the trademark are copyrighted.

THE ARCHITECTS' SMALL HOUSE SERVICE BUREAU MOUNTAIN DIVISION, INC.

Endorsed by THE AMERICAN INSTITUTE OF ARCHITECTS
AND
THE UNITED STATES DEPARTMENT OF COMMERCE

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(All practicing Architects)

How to PLAN, FINANCE AND BUILD Your Home

PUBLISHED BY

THE MOUNTAIN DIVISION OF
THE ARCHITECTS' SMALL HOUSE SERVICE BUREAU

Regional Service Bureau of THE ARCHITECTS' SMALL HOUSE SERVICE BUREAU OF THE UNITED STATES, Inc.

Introduction

THE Mountain Division of The Architects' Small House Service Bureau gives you herewith a book on the planning, financing and building of small homes. This book is the second of its kind to be published by one of the Bureaus of The Architects' Small House Service Bureau, Inc., the first having been produced by the Northwestern Division.

The authors of this book are all practicing architects associated and affiliated with The Architects' Small House Service Bureau of the United States, Inc., a national organization endorsed by The American Institute of Architects and the United States Department of Commerce. This National Bureau, by the formation of thirteen regional divisions throughout the United States, is inaugurating a country-wide movement among architects to aid in the solution of small home building.

The Mountain Division, in offering the many home designs illustrated in this book, together with articles on the building of the home, feels confident that their book will prove of the greatest assistance to those confronted with these problems.

The planning and building of the small home has always been a difficult problem with the home builder. It is a matter of the utmost importance that the small-home builder receive full value for every dollar invested in his building operation. The architect and the small house are almost strangers to each other, for the reason that the majority of small-home builders look upon the architect as more or less of a luxury, and therefore to be eliminated. The cost of preparing plans for a small home is almost as large as that for larger dwellings. It has been almost impossible in the past for the architect to render complete service even for small homes at much less than 6% of the total cost. Many small-home builders who have desired such service would have employed it, provided they had the actual cash to pay for this initial expense. Now, however, through the organization of the Small House Service Bureau, the same class and character of architectural service can be offered at a small cost and at no loss to the architect. This makes it possible for people with limited incomes to enjoy this service which, in the long run, more than offsets the small initial charge.

Far-sighted economy dictates the wisdom of having an architect prepare plans and render service. Too many builders, however, are disposed to eliminate the architect's service, and fail to avail themselves of a service which is the most useful tool in the entire home-building operation. It therefore remained for some method of service to be evolved whereby the architect could render his talent, skill and counsel to small-home builders. The solution of that problem is presented to you in this publication, wherein the Mountain Division places within your reach professional service at so low a cost that, irrespective of the size or type of house contemplated, it can be afforded.

This service is made possible through a plan of co-operative organization and production by a group of practicing architects, who, in addition to their regular practice, give a certain amount of their time to the study and preparation of small-home plans and service.

The combined talents, skill, experience and time of these men offer you a large and valuable home-building resource from which plans and service of the highest character may be secured at low cost, due to methods of standardization, volume distribution and co-operative production.

Even though our Bureau offers professional home plans and service at low cost, the character and class of this service is in no way lessened in order to sell the plans and service at minimum charge.

Our Bureau is a non-profit making organization. It is a limited dividend corporation with small capital. What profits accrue go into the betterment of the service—all of which you receive in lowered costs for plans and service.

We want you to know and remember these facts about our Bureau. We want you to enjoy the benefits of the best skill and architectural help available at modest charge—a charge so low that it is negligible when you consider the protection, the satisfaction and savings that such service will make for you.

In no way are we departing from accepted and established standards of architectural practice. Our function is to supply and render service up to and including six primary rooms. After that we recommend that an individual architect be employed.

Our Bureau is unbiased. We have nothing to offer except well-studied, well-prepared, ready-to-use home plans and service.

Our organization has been entirely financed by the practicing architects who are members of this Bureau. We are in no way connected with the sale of real estate, building equipment or supplies.

The plans we present in this publication represent long and serious study of many different types and kinds of small homes. Each plan has been prepared to eliminate waste, to build economically, to supply every home comfort and convenience within reason. Each plan calls for the use of stock materials and universal sizes of millwork.

Our specifications call for building equipment easily and promptly delivered by your local material dealer. We have avoided designing homes that require special features, finish, trim and "extras." We are assisting you to lower your building costs by eliminating all unnecessary labor.

Each plan we offer possesses architectural merit, and buildings built from them insure a sound investment. Our Bureau backs each plan with the reputation of its members. In offering these plans and service to you we do so with the firm conviction that you will welcome and use our service as the most logical and prudent way of safeguarding your home-building dollars.

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The plans illustrated in this book are composed of four divisions: three, four, five and six-room houses.

These plans are grouped accordingly and numbered in sequence. The first figure of the number indicates the number of primary rooms in the house. For example, 302 indicates a three-room house.

Three-room houses	Pages 11 to 16
Four-room houses	Pages 19 to 29
Five-room houses	Pages 35 to 57
Six-room houses	Pages 63 to 77

NOTE: Appearing beneath each illustration you will find the cubic contents of the house. To arrive at an approximate total building cost of the house, multiply the cubic contents by your local cubic foot cost. Architects, reliable contractors, builders, or dealers in building materials should be able to supply this cubic foot cost.



HENNY H. KENDALL, PRESIDENT
WM. B. FAVILLE, 1ST VICE PRESIDENT
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THE AMERICAN INSTITUTE OF ARCHITECTS
THE OCTAGON HOUSE, WASHINGTON, D. C.

WILLIAM STANLEY PARKER, SECRETARY
D. EVERETT WAID, TREASURER
EDWARD C. KEMPER, EXECUTIVE SECRETARY

November 23, 1921.

My dear Mr. Fisher:-

I note with great satisfaction the organization of the Mountain Division of the Architects Small House Service Bureau.

This unselfish service which is being rendered by architects in these Bureaus is one of the best exemplifications of public service by our profession of which I know.

It provides for the Home Builder of moderate means a service never before available to him within his means.

I wish for you unqualified success and a wide usefulness.

With grateful appreciation.

Henny H. Kendall

President,
American Institute of Architects.

Mr. W. E. Fisher, President,
Architects Small House Service Bureau,
Mountain Division, 731 U. N. Natl. Bk Bldg.,
Denver, Colorado.

K·VF

I HAVE looked into the work of The Architects' Small House Service Bureau of the United States with its divisions and branches and have examined its organization and incorporation papers. The complete plans, specifications, documents and bills of materials with the designs worked out for local conditions and to use stock materials and eliminate waste materially simplify home-building problems. The form of control by The American Institute of Architects should guarantee a high standard of service. It gives me pleasure to endorse this work and to assure you that the Department of Commerce will do all it can to co-operate with the Institute and the Bureau.

Herbert Hoover

Secretary, Dept. of Commerce, United States Government

How to Approach the Home-Building Problem

THE HOME BUILDER'S COSTLY MISTAKES

THE usual procedure of the small-home builder is first to eliminate the architect, as the average small-home builder believes that the employment of an architect is an unnecessary expense. The majority of people, in considering a small home, believe that it is merely a matter of putting so many brick, or so much timber, together in order to accomplish certain results that are more or less definite in their minds. As a rule, when a small home is contemplated, the problem is taken to a builder, upon the recommendation of a friend, perhaps; but one such experience usually suffices, with the result that the architect is ultimately employed for future operations.

The average person does not consider the dangers, pitfalls and waste, to say nothing of the needless expense connected with building the smallest home without well-prepared plans, and without having a clear understanding of what home-building involves.

Frequently, however, there are builders who will take a "chance" in planning and estimating the cost of small homes. From a business standpoint an approximate estimate is not sufficient, and results in many misunderstandings as to what the contractor is to furnish for a stipulated sum, due to inadequate plans and meager details and specifications, resulting usually in a cost far in excess of what it should be, and what the owner had anticipated paying for his home.

Our service will prove to you that it is a very simple matter to build a small home, and know exactly what you are going to get for what you pay before operations are commenced. This service will enable you to obtain accurate guaranteed figures of every item in your home, but first you must have a complete list of sizes, dimensions, and kinds of items. The most important thing is to have complete building documents and detailed plans.

The building of the small home is a case of "every man to his trade," and, if you do not provide yourself and your workmen in solving your problem, with a complete set of plans, specifications and quantity survey, the result is more than likely to be unsatisfactory. It is quite unusual in the United States to provide a complete quantity survey, or bill of materials, and very few realize the importance of this document. This document lists all of the items on the job, the number of bricks, the number of sacks of cement, the quantity and number of 2x4s, and, in fact, a complete buying list of materials for your home. This enables you to buy no more than you actually need, and it enables you to estimate accurately just what your materials will cost before commencing operations. This survey means a saving. It eliminates waste and, therefore, helps to lower your building costs. You will find our quantity surveys to be accurate, and to minimize waste in material as well as in money.

Many home builders in remote sections find it advisable to build their homes by letting separate contracts for the labor and separate contracts for the material. This quantity survey enables them to let their contracts in this manner, and the result is usually a very happy solution of the home builder's problem.

ESSENTIALS IN HOME PLANNING

Economy and beauty should be the keynote in the successful planning of the small home. In order to build economically you should consider the family requirements, climatic conditions, the availability and suitability of materials, and their comparative costs as regards service and the amount you can afford to pay for such materials. Naturally you desire to build with economic use of material and labor a home that combines not only modern conveniences and comforts, but also one with an attractive exterior and interior treatment.

These things are basic requirements. You owe it to yourself to build from a plan that will provide them. In selecting a plan first consider the arrangement of rooms, their sizes, location of stairs, windows, and labor and step-saving devices. It is essential that your plan be basically right, and that plenty of time be taken in its selection.

It is always advantageous to select your plan before you are ready to begin construction, and many clients find it to their advantage to purchase plans long in advance of the time when they actually begin their building operations.

At a small additional expense our Bureau also permits its clients to exchange a plan they have selected should they decide on some other plan in the book. It pays in the long run to know what you are going to get for what you pay, and the only way to really obtain this information is to purchase your plans and study them.

The mistake is often made in holding to the opinion that it costs more to build your home architecturally correct than to build a poorly-designed and commonplace home. In these days of strict economy it is essential that houses be compact in plan, with comfortable, spacious living rooms; small but adequate dining quarters; compact, well-planned kitchens; bath and porches where they are essential; and, all combined, to make the small home economical to build and a joy to live in.

The plans offered by this Bureau are designed with the view of eliminating waste, and economizing, as much as possible, on the real essentials of proper housing.

Our homes are limited in size to six primary rooms. In the development of these plans we have kept in mind the needs of the average person, his probable financial expenditure for a home, and therefore none of our plans offer what might be termed luxuries. It has been our earnest endeavor to use common materials which are easily available, and to put them together in a structurally correct manner, and in good taste.

REDUCING HOME-BUILDING COSTS

The question is often asked, "Is it possible to build a small home and save money?" It is true that building costs are higher than in pre-war days, but when a house is properly and skillfully designed and planned, it may be built at a reasonable cost. The most effective and direct way to lower building costs and practice economy is to eliminate waste. In examining buildings under construction you have noticed unused lengths of studding, joists, flooring, insulation, bricks, siding, shingles, etc., strewn about the building site. This represents waste, not only in materials, but in time and labor. Much, if not all, of this waste is unnecessary, and, when the individual waste of your home is multiplied by one thousand or more, it is easy to understand why the accumulative national waste in home building amounts to millions of dollars in the course of a year.

Every effort has been made by this Bureau to eliminate waste and lower costs so far as possible in the preparation of our plans and service documents. All of the homes illustrated in this book are designed to use stock lengths in lumber, and stock millwork, finish and trim. The ceiling heights are governed by stock sizes of studs, thus permitting you to purchase stock lengths from your local dealer, which will cut without waste. Our windows, finish and trim are planned to be selected from universal sizes, thus insuring prompt delivery at the lowest possible cost. It also means greater speed in construction and the elimination of waste labor in cutting and fitting.

The designs in this book call for simplicity in treatment, thus eliminating complicated extravagant roofs, with heavy cornices, brackets and meaningless ornamentation, all of which render no special service and add nothing to architectural appearances, but on the other hand greatly add to the cost of your home.

We have studied the matter of space-saving in the arrangement of our rooms and their relation to labor-saving, as well as efficiency in housekeeping. These things may not seem important, but when you find they make a difference in cost and the saving of a great deal of money, it is a direct answer to the question, "Is it possible to build a small home and save money?"

SERVICE BUREAU HOMES

This service has proven to be entirely satisfactory and practical in rendering professional service by mail. These plans are so prepared that it is possible with a few minor changes to make them adaptable to any and all climatic conditions. It is also a very simple matter to change the type of construction if desired. There are, of course, certain sections of the country where changes have been made to meet extreme and purely local climatic conditions. This, however, is a matter of detail and is easily taken care of.

The Architects' Small House Service Bureau is a national service. Architects located in nearly every city are either affiliated with or directly represent the Service Bureau of the United States. This Bureau is one of a chain of Bureaus established, or about to be established, throughout the United States; and complete arrangements have been made whereby this Bureau, acting as the representative of the other Bureaus, can furnish any plan prepared by the other Bureaus.

If a prospective home builder cannot find what he desires in the service rendered by this Bureau, he may obtain from this Bureau, acting as a representative or agent of some other Bureau, any of the plans prepared by them. This Bureau offers for sale the books of the other Bureaus, thus providing a much wider range in plans for the selection of homes by this arrangement.

Should you desire supervision in the building of your home, arrangements can be made with any of the members of this Bureau, or with any local architect. It is also quite possible that you may desire to make changes in the plan. We are glad to make these alterations to meet your need, and for such service a very nominal charge is made to cover the cost of drafting, materials, etc., which usually amounts to a very small sum.

For homes in excess of six rooms we recommend that you secure the services of an individual practicing architect at the regular fee, since a house of this size is sufficiently large to demand such service. Small homes are the most difficult to design. Very few architects can afford to give the time to the planning and designing of the small home for the reason that in most cases the cost is more than he receives in fees. As much as he would like to serve in this field, his cost and overhead expenses, and the unwillingness of many small-home owners to pay the usual architect's fee, make it impossible for him to design plans and render service without loss.

This service is welcomed and used by architects who realize that conditions usually prevent them from rendering small-house service. It is a well-known fact that the only profit an architect can make in small-house planning is in the building supervision, which he is usually glad to do, and in addition to make necessary and minor changes in the plans.

This Service Bureau idea is not designed, in any way, to take work away from the local architect. On the contrary, the Bureau idea permits an architect to render service in a field which heretofore he could not afford to handle. As has already been explained, it is the working out of co-operative effort by a group of professional men, of a service which, though it is sold at low cost, is just as reliable, and complete, and satisfactory, as though the home builder employed an individual architect. The only difference is that the plans are ready to use. All the work has been done. The cost of the work of making the plans has been distributed over many homes, and that is the reason why the plans and service are sold at low cost.

You may rest assured that the endorsement of The American Institute of Architects and that of the United States Department of Commerce would not have been given to this Bureau if the service and the conditions which surround it were not entirely ethical and professional in every way.



Plan No. 301

THE Colonial type of architecture which has stood the test for so many generations is as popular today as it was in the early settlement of the United States. It is a fine old aristocratic type of architecture and is the traditional style of our country. This design indicates how well the Colonial style may be satisfactorily applied to a house of small dimensions.

The plans call for a frame house with wood sidings and shingle roof, brick base and brick chimney, a type of construction which follows the Colonial traditions. To maintain the spirit of the style, the body of the house should be painted white, and the roof and blinds green.

This plan provides for the usual porch opening directly into the large living room with a Colonial mantle, built-in book cases, a window seat and casement windows opening onto the garden terrace, thus featuring the garden and making it a part of the living room. A closet opening off the living room provides a wall bed for the guest. Another door opens into a rear hall making the bathroom accessible from the living room without passing through any other portion of the house. The bedroom is placed in the front of the house, opening off an inside hall with the bathroom adjoining.

The dining alcove, which in a house of this size provides every necessary convenience and comfort, helps to reduce the area of the house which means much in the present-day costs to the home builder. This dining alcove is equipped with built-in seats with hinged tops, a dining room table, and an attractive china cabinet. It is easily accessible from both the kitchen and the living room and as it faces the garden it is most admirably placed.

The kitchen, though small, is very compact and is designed to reduce the extra steps of the housekeeper to a minimum. A large storage closet opens off the kitchen. The kitchen is reached through a rear entry where space for the refrigerator with a built-in cabinet above is provided. The basement is reached through this entry. The plan provides in the basement a large laundry, a heating room, fuel room and cellar pantry.

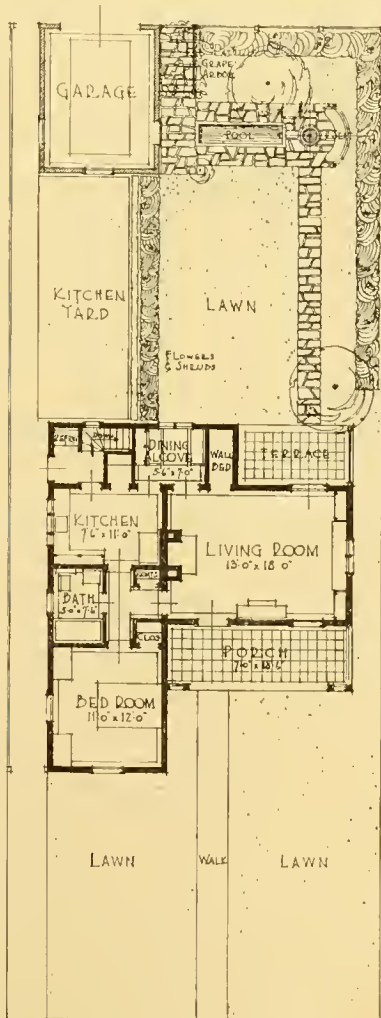
The garden is arranged in such a manner that only the dining alcove and the living room open into it. The plan of the garden is very individual and permits of the utmost privacy. Provision is also made for a kitchen yard and a garage.

·CUBIC CONTENTS·

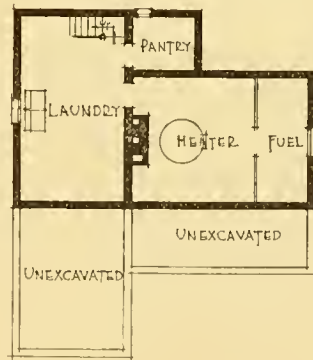
MAIN PORTION	54'0" x 18'0" = 9720
BED ROOM	18'0" x 12'0" = 2160
PORCH	12'95" x 4'0" = 518
TOTAL	12596

·NOTES·

LAPSIDING 12" WIDE STAINED WHITE:
ROOF ·SHINGLES STAINED BROWN-
GREEN + SHUTTERS PAINTED BLUE-
GREEN + FRAMES PAINTED WHITE



·A·
·THREE · ROOM ·
·FRAME · HOUSE ·





Plan No. 302

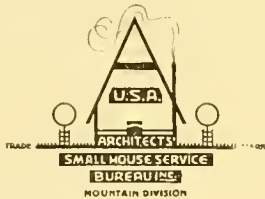
THIS interesting house while Italian in character also suggests the Spanish Mission style, a type of house extremely popular in the West and which is also finding its way into the eastern section of the country. Stucco as an exterior finish also gives the small house a distinctive quality. If this house is placed next to houses of the ordinary style it will be found very interesting by contrast. The arched recessed porch with wrought iron railings, the substantial clean-cut chimneys, the shutters which are used almost universally in Italy and the red tile roof, are a few of its outstanding features. This house may be of stucco over hollow tile and the tile roof is quite essential to its success.

This house is primarily for a small family desiring every convenience and comfort not usually found in a house of these dimensions. The whole combination of house and garden will interest and enthuse the most exacting home builder.

The plans call for a basement with a laundry, heating and fuel room, and cellar pantry, the latter being placed beyond the heated portion of the basement. The windows are of the casement type. The first floor plan is very compact, is quite individual and practical. Crossing the porch one enters directly into the living room which is a large, well-lighted room with a mantel and plenty of wall space for the usual living room furniture, but the outstanding feature of this room is the beautiful view obtained of the garden, since almost the entire end of the room is of glass with double French doors. The many window and door openings insure a cool, cheerful room. This living room is provided with a closet where a wall bed may be installed for the extra guest. The bedroom which opens toward the street is provided with a large closet and also has direct access to the bathroom. The bathroom is also reached from the kitchen side, thus making the plan much more elastic.

The kitchen is designed to make the burdens of the housekeeper as few as possible and is provided with recessed cupboard space and the fixtures are so placed that they furnish a very compact appearance. The kitchen opens directly into the rear of the living room where meals may be quickly served and cleared away. The room can then be almost instantly converted into a living room again. The rear entry provides space for a refrigerator with a storage case above the same, and the stair arrangement to the basement beginning at the grade level all enclosed in the rear entry will strongly appeal to the practical housekeeper. All of the rooms have light on at least two sides, providing plenty of ventilation.

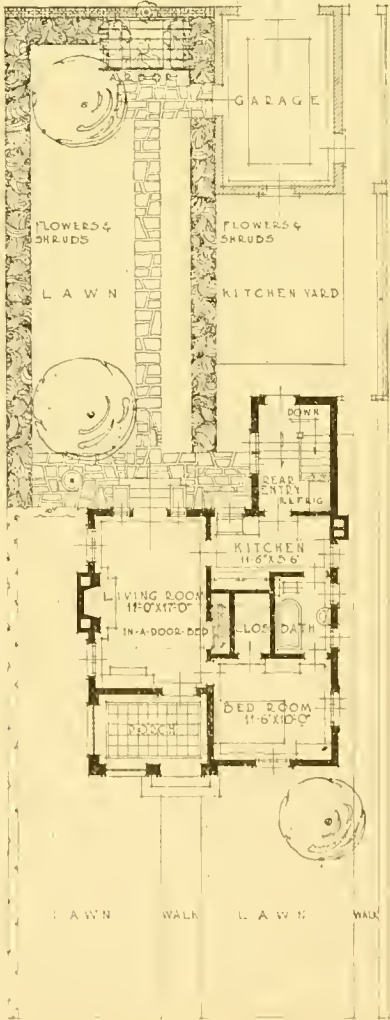
This home is suitable for practically any section of the country. It can be built for a modest price and will be a source of constant satisfaction to the owner.



CUBIC CONTENTS

MAIN PORTION	453.25 X 20 = 9065
BED ROOM & PORCH	183.75 X 16 = 2,940
REAR ENTRY	93.5 X 10 = 935
TOTAL	12,940

- “NOTES”
- WALLS 8 INCH TILE COVERED
 - WITH FLOATED FINISH CREAM STUCCO
 - RED MISSION TILE
 - ROOF EXTERIOR WOODWORK PAINTED WARM GRAY
 - BLINDS PAINTED APPLE GREEN



“A”
“THREE - ROOM”
“STUCCO - HOUSE”





Plan No. 303

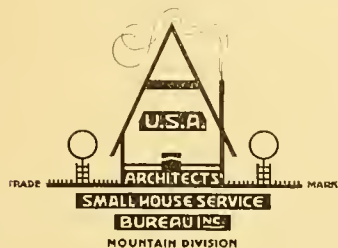
It would be difficult to offer to the home builder a more charming general arrangement than the house illustrated on this page. While Colonial in style, the lines are softened by the slight curving of the roof of the porch, a continuation of the main roof and the "eyebrow" window nestles charmingly and fades away delightfully into the shingles of the roof. The chimney pots also add to the dignity and attractiveness of the very interesting outline. The design shows how this simple yet dignified small home may be applied to the small frame type; it is traditionally Colonial and faithfully reproduces a style of architecture so popular with the small home builders in the New England States.

The porch extends across the entire front, opening into a beautiful and spacious living room with its light on three sides, its large attractive fireplace, with the doors leading into the kitchen and bedroom, nicely balancing the inside wall of the living room. The kitchen is compact and very completely arranged with its main working table extending along the entire side of the room on the outside wall, thus affording ample light and permitting the housewife to perform practically all of her kitchen duties on one side of the room.

The attractive built-in china cabinets, a large storage closet, and an excellent position for the range, completes a kitchen which is quite ideal. Opening off the kitchen is the rear porch with its ice box space and basement stairs, making the basement accessible from the out-of-doors without entering any of the service portion of the house.

This house contains but one bedroom with ample wall space and excellent positions for the bedroom furniture. The bedroom is open on two sides, one window overlooking the garden. Opening off the bedroom is a spacious bathroom with a window overlooking the garden.

For reasons of economy only a portion of the basement is excavated, but the allotted space contains ample provision for all of the demands made upon it. The heating room, laundry, storeroom, fuel room and small cellar pantry complete the series of basement rooms.

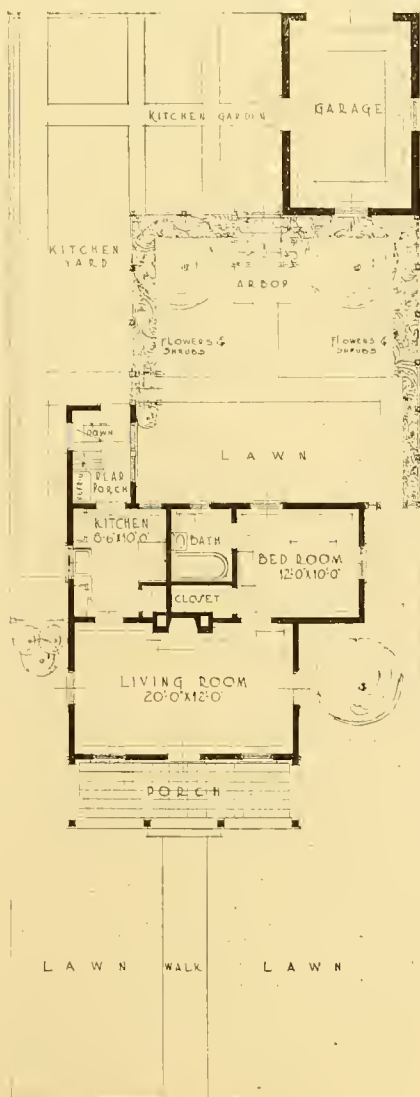


CUBIC CONTENTS

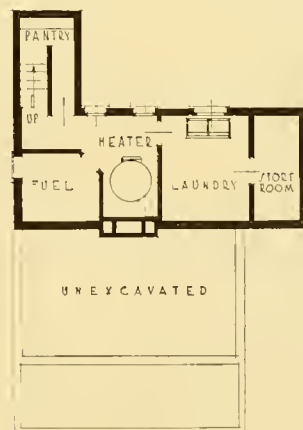
EXCAVATED PORTION	297 X 20 = 5940
LIVING ROOM	262.5 X 17 = 4463
REAR PORCH	54 X 10 = 540
FRONT PORCH	136.5 X 6 = 819
TOTAL	11,762

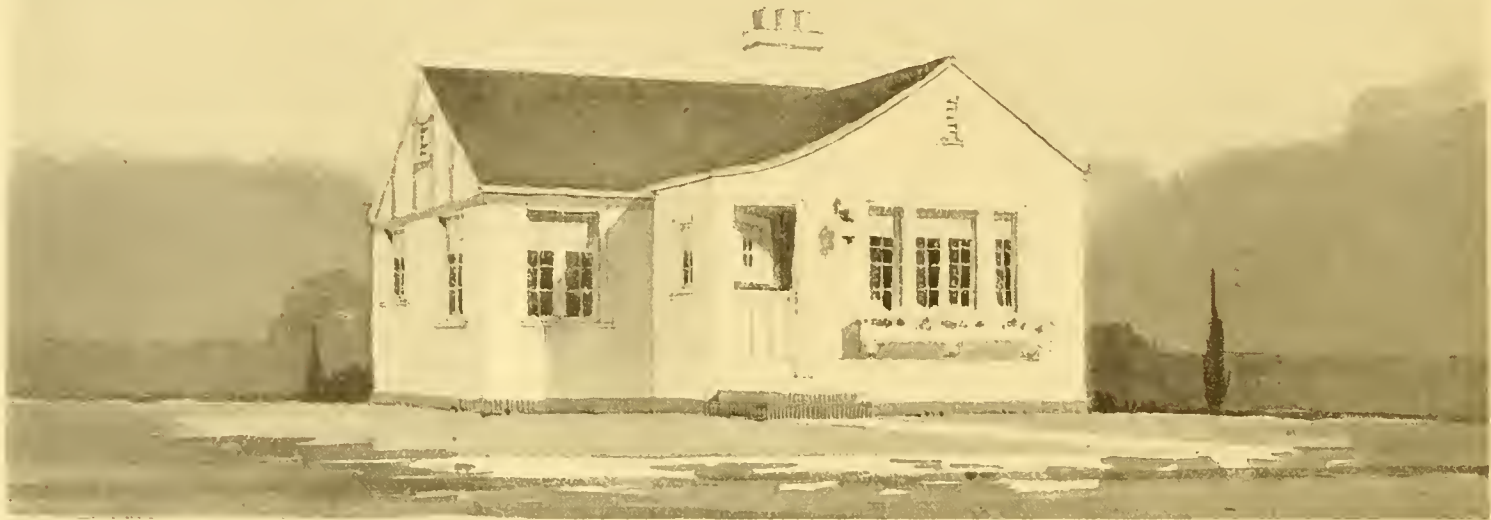
NOTES

LAPSIDING 10" WIDE PAINTED WHITE; SHINGLE ROOF STAINED VARIEGATED GREEN; WINDOW & DOOR TRIM PAINTED WHITE; BLINDS PAINTED BLUE GREEN



A
THREE ROOM
FRAME HOUSE





Plan No. 304

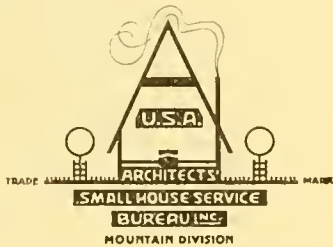
THIS is an illustration of one of the many interesting stucco houses offered by this service. It is designed to be built of hollow tile or brick with stucco finish, or it may be treated as a brick house built of wire cut brick, or a selected stiff mud flash brick. It will look equally well in any of these types of construction. The color of the woodwork and roof will depend entirely on the character of the masonry. If it is to be a stucco house, a Venetian red roof would be in complete harmony, with silver gray or bluish green painted woodwork. If the house is to be of wire cut or stiff mud red brick, a brown stained roof of broken tones of green with white woodwork would be harmonious in color.

The plan offers a spacious living room, bedroom, bathroom, kitchen and a well-arranged dining alcove. The living room is reached through a vestibule treated with a "dutch" door. The living room contains a fireplace on the kitchen wall, making it possible to be used in conjunction with the kitchen range. The living room has two exposures and contains ample wall space for the necessary living room furniture. The dining alcove overlooks the garden, and is centrally located between the kitchen and living room.

The kitchen is accessible through the rear entry, where provision is made for an ice box. The stairs to the basement also open off this entry. The bathroom is well placed and opens directly off the bedroom, which makes the best possible arrangement when only one bedroom is provided for the small house. The basement calls for a full excavation and contains a spacious laundry, heating room, fuel room and a small fruit room.

The exterior, while simple in design, is a type of house which will immediately attract the attention of the home builder who desires to build a house that is not commonplace. The outstanding feature of the exterior is, perhaps, the entrance door and the living room group of windows, with the flower box. All of the windows are of the casement type and these would seem to harmonize with the close cornice and the simple but attractive gables. The housework for a house of this size will likely be performed by the housewife, and the general compactness of the plan, together with the well-arranged kitchen, and its relation to the dining alcove and living room, will be appreciated. The dining alcove will be found to be an attractive and complete dining room.

This house is almost square in form, without the expense of a covered porch, and will be found to be reasonable in cost.

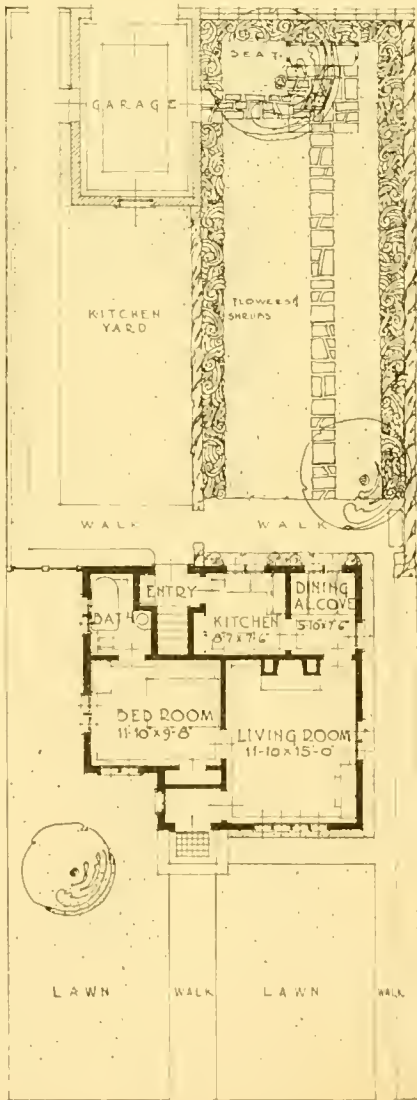


“A”
“FOUR-ROOM”
“STUCCO-HOUSE”

CUBIC CONTENTS	
LIVING R.M. + KITCHEN	312 X 20 = 6240
BED R.M. + BATH	265 X 20 = 5300
TOTAL	11,540

“NOTES”

WALLS + TERRACOTA TILE COVERED +
WITH CREAM STUCCO FLOATED FINISH
BRICKWORK RED STIFF MUD + ROOF - -
VENETIAN RED STAINED SHINGLES - -
EXTERIOR DOORS & WINDOW SASH -
PAINTED SILVER GRAY + HALFTIMBERS
& FRAMES STAINED WEATHERED PINE





Plan No. 305

THIS may be truly called a house of Italian design, as it possesses the usual charm and delightful proportions found in houses of this character. There is a freshness and simplicity about this home that is rarely found in a house of this size, and a study of the plan will divulge to the prospective builder a most pleasing and livable arrangement.

The exterior calls for a house of stucco over hollow tile or brick, with a red tile Mission roof. The various units of the house are in complete harmony. Its general proportions, its arches with simple wrought iron balustrade, its casement windows with solid outside blinds, the quaint circular gable windows, and last but by no means least, the delightful chimney with its roof of tile and its gable ends, combine simple but interesting details of a most charming character.

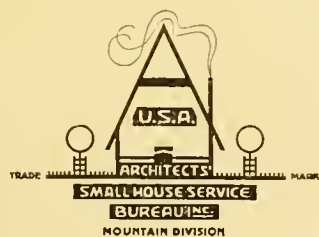
This house, with its charming arched porch enclosed within the main walls of the house, will be especially appealing in the warm months. The living room is reached directly from the porch, and has light on three sides. An unusual feature of the living room is a large closet with an outside window, provided to receive the wall bed for the guest. An additional closet is also provided off the living room. The living room fireplace is of unusual size and combines an effective treatment of brick and stucco, with a moulded wood shelf and bracket supports. The group of casement windows insure an abundance of light and air.

The bedroom opens off the living room, contains a large closet, and is lighted on two sides. Since every effort was made to reduce the dimensions of this house as far as possible, it was thought advisable to plan the bathroom in two units. The plumbing fixtures consist of a lavatory in the bedroom, with a medicine cabinet above it, a private toilet, and an individual shower bath opening off the bedroom. No provision is made for a dining room, but the unusually large living room will be found of sufficient size to serve for dining and living room purposes.

The kitchen is rectangular, which is an unusually good form for a small kitchen. Practically all of the work performed in the kitchen may be done without taking more than a half dozen steps, as the sink, work table and cupboard space is one continuous unit, while the range is in close relation to them.

This house contains the usual rear entry with its two doors into the kitchen, and contains a space for the ice box and the basement stairs. The basement contains a sufficient area to provide for complete laundry equipment, heating plant and fuel room. It would be very difficult to select a better plan or design for a small stucco house, both from an economical and architectural standpoint, than is here illustrated.

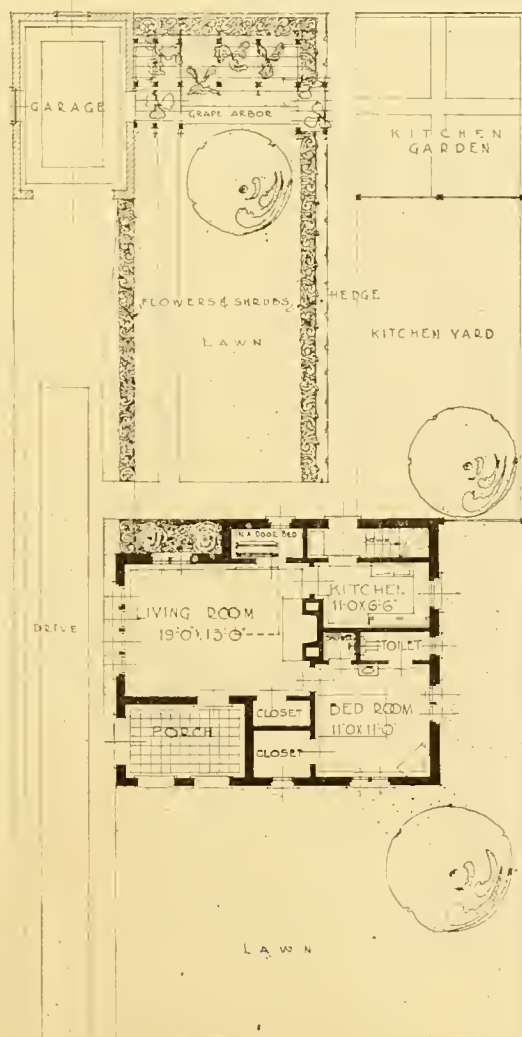
The exterior colors should include a stucco finish in a rough floated treatment, of a cream color. The roof should be of Mission tile in variegated colors of red, the window frames stained weathered pine, and the sash, doors and blinds painted turquoise blue.



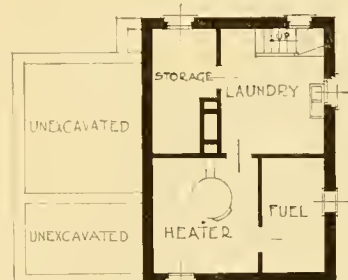
CUBIC CONTENTS
 EXCAVATED PORTION 49'4"X20'0"= 9800
 UNEXCAVATED PORTION 17'5"X14'0"= 2450
 PORCH 106'X5'0"= 530
 TOTAL 12,860

NOTES

WALLS - 6" HIGH TERRA COTTA TILE
 COVERED WITH CREAM STUCCO
 FLOATED FINISH - ROOF -
 VARIEGATED MISSION TILE -
 DOORS & WINDOW FRAMES -
 STAINED WEATHERED PINE -
 SASH & DOORS PAINTED -
 TURQUOISE BLUE - BLINDS -
 PAINTED SAME AS SASH -



“A”
 “THREE - ROOM”
 “STUCCO - HOUSE”





Plan No. 306

A Bungalow design in the Colonial style when properly planned possesses unusual charm and an air of refinement rarely found in any other style. This little Cape Cod house at once endears itself to the New Englander who has spent years in this environment. With all its simplicity, it is delightful in its home-like appearance, its good proportions, and its harmony of simple Colonial details. It is adaptable to all regional or climatic conditions.

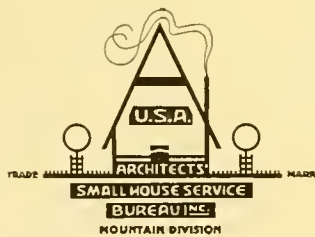
Following the precedent of this type of house the living room is reached directly through the simple Colonial entrance doorway. As one enters the living room a charming view of the garden is obtained through the living room casement doors which open into the garden porch. In this plan the garden is featured so that the two principal rooms, the bedroom and the living room, overlook the garden. The kitchen is placed in the front of the house, and is reached through the service entrance, which is placed on the side. This entrance has direct communication with the kitchen, and also with the basement. Following the precedent of nearly all of the plans of this book, both the kitchen and basement may be reached without passing through any other portion of the house.

The bedroom is nicely secluded in a little wing of its own, and is reached through a private hall. This bedroom is provided with light on two sides, and has an ample closet. The bathroom is in close communication with the bedroom, and is placed close to the kitchen plumbing, thereby eliminating all unnecessary plumbing costs.

Perhaps the outstanding feature of this little house is the delightful porch with its close intimacy with the garden. Every advantage is taken of the small lot where it is proposed to build this house, and provision is made not only for a kitchen service yard, but also a delightful little formal garden with the kitchen garden at the end of the lot. An excellent position for the garage is also provided for in the general plan.

The basement, while only partially excavated, contains a well-lighted laundry, heating room and fuel room.

This house is of masonry construction, with its exterior walls of broken tones of red stiff mud or tapestry brick. The roof should be of variegated colors of stained shingles in green tones, and the exterior woodwork should be painted white with its blinds of turquoise blue.



“CUBIC CONTENTS”

EXCAVATED PORTION 356 X 180 = 6408

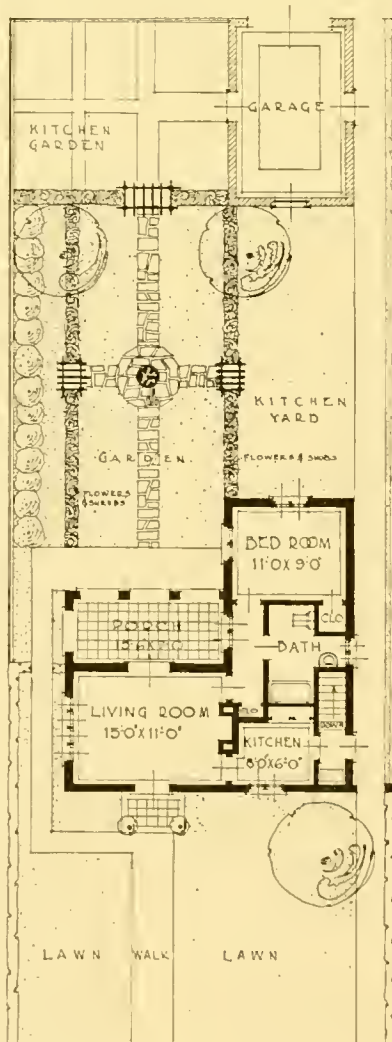
UNEXCAVATED PORTION 194 X 12 = 2328

PORCH 108 X 4 = 432

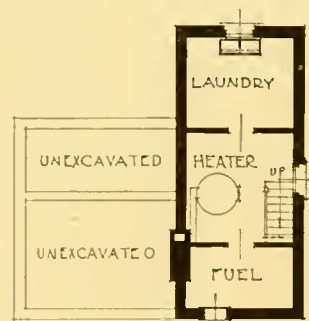
TOTAL 9,170

“NOTES”

WALLS - VARIEGATED STIFF MUD
OR TAPESTRY BRICK & ROOF - -
VARIEGATED STAINED SHINGLES
EXTERIOR WOODWORK PAINTED
WHITE - BLINDS PAINTED - - -
TURQUOISE BLUE - - - - -



“A”
“THREE-ROOM”
“BRICK-HOUSE”



Home Owner or Tenant---Which?

BY GEORGE W. LOOMIS

THERE is no more enduring satisfaction in life than that of home ownership and there are few things more disagreeable than paying rent. Since in any event one must pay for his family shelter it becomes a vital question both of sentiment and cost whether he shall pay for the use of a landlord's property or for a home of his own. Let us first disclose the troubles of the tenant.

DISADVANTAGES OF RENTING

Location. The rentor must live in the rental district among a population of drifters like himself. In the better residence sections with better social, school and church privileges, where he would choose to buy or build, there is nothing for rent.

Dependence. The rentor is humiliatingly dependent on his landlord. He must ask for every repair; he must await his landlord's pleasure; he must comply with his landlord's whims as to children, or dogs, or cats, or chickens, or garden. He knows not what day the property may be sold, his rent may be raised, or he may be ordered to vacate.

Comfort. The landlord is seeking profit rather than the comfort of his tenant. Dirty walls, leaky plumbing, smoking furnace, faulty wiring, unsanitary sewer must be endured to the last emergency. It is strange, too, how helpless a tenant becomes. A leaky faucet or a sooty pipe that he could remedy in ten minutes, and would if it were his own home, must require a mechanic who manages to make two or three hours' job at large expense—for why should a tenant do anything for the landlord?

Stability. The tenant does not become a part of the community in which he lives. He has no local pride; he is not a neighborhood builder; he is not an influential citizen; he may be in some other neighborhood next month. As a non-taxpayer he has little interest in his city, and his city has less in him.

ADVANTAGES OF A HOME

The benefits of home ownership are of course the opposite of the disadvantages of renting. In a larger sense these benefits may be classed as *sentimental* and *practical*. Of these the sentimental are perhaps the more important, for we live more in accordance with how we feel than what we know.

Sentimental Benefits. The homing instinct is one of the most impelling and beneficent motives in life. There is something abnormal and perverse about the man or woman who does not want a home. It follows that he who is guided by a highest impulse of his nature will reap a righteous reward, while he who ignores such an impulse impoverishes his life. The home with its sense of security, possession and independence; with its decorations and appointments expressive of the taste and character of the parents and of the children as they grow; with its furniture selected piece by piece to fit each place; with its fireplace and books and cozy corners; with its garden, its flowers and trees planted by hands that care; with its constantly accumulating loved associations and memories; with all its adornments representing effort and sacrifice for the family good—the home is the supreme pride, comfort and satisfaction of a well-regulated life.

Besides these personal joys there comes the pride of citizenship, the consciousness of being a real factor in community and city affairs, the respect that associates, employers and business men feel for the man who owns his home—all these and many more are the sentimental and more or less practical advantages of home ownership.

Practical Benefits. The more directly practical advantages of home ownership are financial and economic. It is strange how many people speak of acquiring a home as tho it were an extravagance or expense, when in fact it is soundest economy. Perhaps it is the speculative or gambling tendency in man, his sublime confidence in his wit or his luck that entices him into foolish speculations to the neglect of that safest and soundest of all investments—a home. It is a matter of common observation that young people who set out to acquire a home prosper far better than they who are content to rent. This is, first, because they are making a wise investment and, second, because they are practicing habits of economy and thrift which will pay for the home, then educate the children, then provide a competence for age.

It is sometimes argued that it is cheaper to rent than to own a home. This is a fallacy as to actual money cost and a still greater fallacy when economy and thrift are considered. Let us illustrate by typical example.

Suppose, Mr. Bridegroom, that you select a home-site that costs \$750.00 and plan a modern five or six-room bungalow to cost \$5250.00, a total of \$6000.00. First, you must have about \$1500.00 in cash with which to buy your lots and commence construction. Then you can secure a first mortgage

building loan of \$3000.00 for three years with interest at six per cent. There are many good builders who would erect such a home for you and take as part payment a second mortgage for \$1500.00 on suitable terms, let us say payable in monthly installments of \$41.66 (\$500.00 per year for three years) with interest at seven per cent. payable monthly. Now your home is completely financed as follows:

\$1500.00 for lots and starting construction.
 3000.00 first mortgage, three years at 6%.
 1500.00 second mortgage, payable \$41.66 per month at 7%.

Now let us suppose that if you did not invest in a home you would put this \$1500.00 cash and these monthly payments in the savings bank (which you probably would not) at 4%, and therefore we must consider this interest as a part of your cost. It is evident then that your yearly carrying cost for the first three years, a little more for the first year and a little less for the third, will average as follows:

\$ 180.00 interest on first mortgage.
 52.50 average interest on second mortgage.
 60.00 savings interest on \$1500.00 at 4%.
 30.00 average savings interest on monthly payments.
 100.00 approximate yearly taxes.
 30.00 approximate water tax.
 8.00 approximate insurance.
 90.00 upkeep at 1½% (government estimate).

\$ 550.50 average yearly cost.

I have submitted these figures to a number of competent authorities who agree that they are substantially correct. Of course after the first three years the interest charges will decrease but the upkeep will probably increase so that \$550.50 is a fair estimate of yearly carrying cost of a \$6000.00 home, allowing 4% for actual money invested.

Now let us compare this with the yearly cost of renting a similar property. The government estimates that the landlord must obtain 13.8% of the value of his property as a fair rental. On a \$6000.00 property this amounts to \$828.00 per year or \$69.00 per month. This leaves a balance in favor of home ownership of \$277.50 per year. If you think this estimate too high call it \$200.00, or \$100.00, or nothing at all—you are still much better off to own your home.

If you cannot afford \$6000.00 then build a cheaper home, for "be it ever so humble," it is much more creditable than the finest apartment. Unfortunately too many young people want to begin where their parents left off. Of course such a plan as above presented requires struggle and sacrifice in most cases, but young people who are not willing to pay the price are not worthy of the home.

Where shall you get that first \$1000.00 or \$1500.00, Mr. Bridegroom? Perhaps you should have saved it before you married. Perhaps your wife will have a part of it. Whatever you both have, sell it all and begin your home. If you have but little do not be discouraged. Nothing will please your employer more than to know that you plan to own a home. As the birds never fail to build their nests, so young people with the proper spirit will always find the way.

But, Mr. Bridegroom, you will observe that in this estimate we have allowed you 4% on your cash investment on the supposition that if you did not build a home you would put this same amount in a savings bank. But observation proves that you would not do it, and right here is the argument for economy and thrift. Without the direct necessity or spur of saving for a cherished object that \$500.00 per year would be dissipated. How easy it is to spend money if it is at hand or can be obtained by merely drawing a check, for parties, flowers, movies, fashion, social ambition and especially for that most extravagant of all luxuries—an automobile—or perhaps on some get-rich-quick speculation. Show me the young people who are content to live in an apartment or tenement with no purpose to save for a home and in ten years I will show you the same people without financial standing, living from hand to mouth, denying themselves children, or denying them the satisfaction of a home, with the follies of society falling on their taste and with only a dreary future ahead.

One inclined to forceful speech might declare that such aimless people are un-American, un-Christian and immoral. This perhaps would be unfair to the thousands who, because of sickness or misfortune, are unable to realize their ideals, but it is fairly applicable to all who deliberately turn their back upon the home. Certainly they cannot be said to cherish the full spirit of America, where more than in any other land in the world the home is the foundation of the social and political structure. Surely they cannot enjoy the fullness of the Christian spirit, for the home is the shrine of "Lares and Penates," the birthplace and the hearthstone of religion. And as to morality it cannot be said that the apartment and the tenement with their restrictions upon childhood, their denial of economy and thrift and their record of infelicity and divorce are conducive to high standards of living. Young people who struggle and sacrifice for their home will look back upon those years as the happiest of their lives. The years bring to them comfort and competence while the drifters can look forward only to "Age and Want, Oh, ill-matched pair."

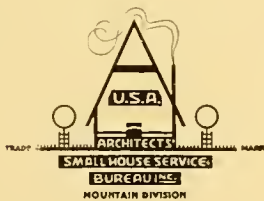


Plan No. 401

THIS house might be considered as one possessing the most strictly utilitarian features from the standpoint of economy of space and design. It is Italian in character and a type of house extremely popular in the Western part of the United States. Its free treatment is peculiarly adapted to the West and will be most pleasing when placed among the usual type of the small house. Its soft and direct lines with its red tile roof, the overhanging entrance, with its charming bracket treatment and its old-fashioned blinds, together with the clean-cut chimney with its inserts, and its stucco walls, give it an irresistible charm. It would be difficult to obtain a better design for a small stucco house. The exterior walls are of hollow tile.

The open terrace extends across the front of the living room with the front door opening into it. The well-lighted dining alcove and a thoroughly modern kitchen forms a very compact unit. The living room contains a large fireplace, with large windows on each side and a triple window overlooking the terrace. The dining alcove, which has double windows and may be provided with a built-in table and built-in seat, is conveniently placed between the kitchen and living room and possesses all of the advantages of a dining room. The kitchen is of the most modern type and is completely equipped and designed to lighten the housework; all of the work may be done without taking unnecessary steps. The kitchen is reached from the outside through a rear entry and contains a space for the ice box. The basement is also reached through this entry and avoids the necessity of going through any other portion of the house in reaching it.

A bedroom hall opening off the living room leads to the two well-lighted bedrooms with windows on two sides, each bedroom containing a large closet. A spacious, well-lighted bathroom, completely equipped, is accessible from both bedrooms. Additional storage space may be gained through the hatchway in the ceiling of the bedroom hall. The basement, which is a little more than half excavated, contains a large, well-lighted laundry, heating room and coal room, and altogether the house is thoroughly and completely planned.

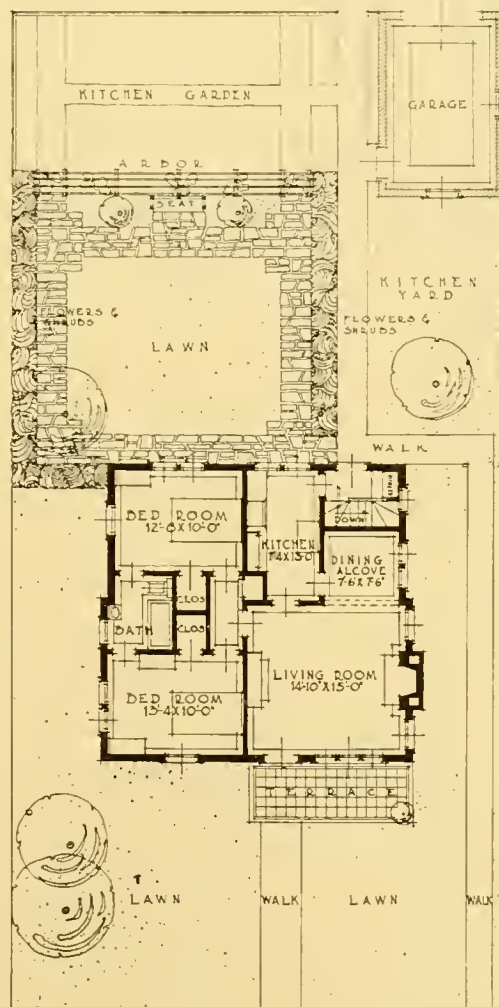


~CUBIC CONTENTS~

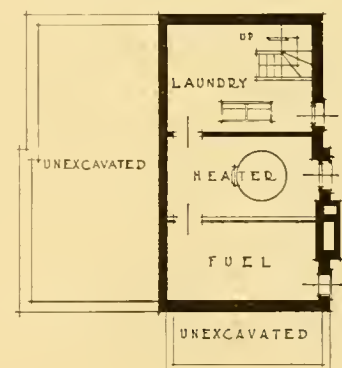
EXCAVATED PORTION 50.5X20=10,030
UNEXCAVATED PORTION 41.3X14=5,782
TOTAL 15,812

~NOTES~

WALLS ~TERRA COTTA TILE
WITH CREAM COLORED ~ ~
TROWELLED FINISH STUCCO~
ROOF TO BE RED MISSION
TILE + EXTERIOR WOOD-
WORK DARK STAINED CYPRUS~



~A~
~FOUR~ ROOM~
~STUCCO~ HOUSE~





Plan No. 402

THIS formal but attractive brick house is suggestive of the many charming Colonial houses to be found in the New England States, and particularly in Boston and its environs. It is a house that may be built fairly close to the street on a narrow lot and possesses an air of dignity and good breeding that will make it fit comfortably in any neighborhood. It is of brick construction with white painted woodwork, green shutters and green roof.

The garden side of the house is not the least attractive; the charming porch faces the garden and with its simple balustrade and columns seems to fit the house admirably.

The plan is a most compact one with the minimum amount of space for the attractive entrance hall and stairs. The living room is of good size and well lighted, having openings on three sides. The entrance into the garden porch from the living room through French doors and from the porch into the garden is most attractive and inviting. The kitchen, with its usual compactness following the precedent of all other plans of this book, has its sink, working space, and china cupboards placed on the outside wall close to the light, and the combination china cabinet at the end of the kitchen, forming a wall between the kitchen and dining alcove, not only adds to the convenience but makes a charming setting for the dining alcove. The dining alcove is lighted on three sides and overlooks the living room porch and the garden. The easy access from the hall to the kitchen, and also from the kitchen to the service door, making it possible to enter the basement without passing through the kitchen, is an ideal one.

The second floor contains two bedrooms of equal size with light on two sides, and with a balcony opening off the bedroom overlooking the garden. This, together with a spacious closet for each bedroom, forms a very complete combination.

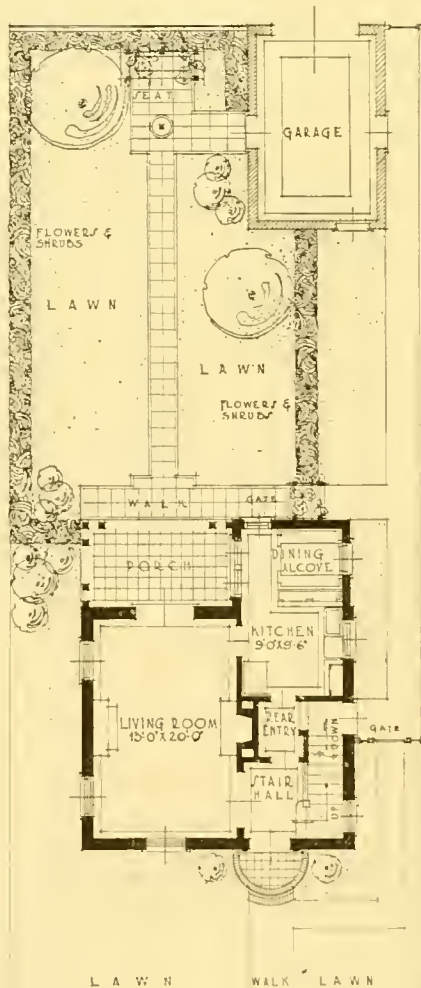
The bathroom, opening off the hall, is easily accessible, and its location being directly above the kitchen, helps to reduce the cost of the plumbing.

The basement is fully excavated and contains a laundry, heating room, cellar pantry and fuel room.

For one desiring an excellent small Colonial house, to be full two stories in height, it would be difficult to conceive or plan a more compact or more economical house in this style. It is not only a most excellent Colonial model but is very economical in its general arrangement.

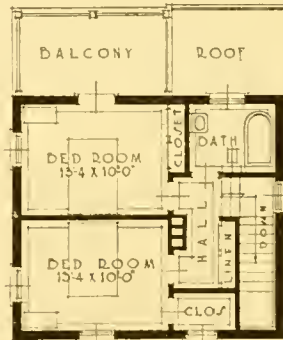
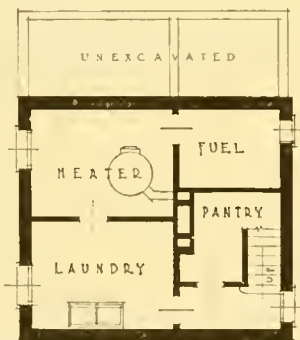
“CUDIC CONTENTS”

MAIN PORTION	550X27=14850
PORCH& DIN-ALCOVE	192X3= 576
TOTAL	15426

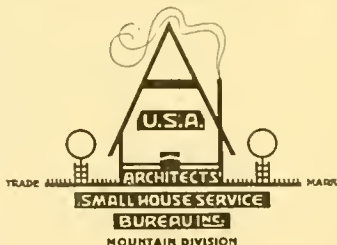


“NOTES”

WALLS-“VARIEGATED RED”-
STIFF MUD BRICK & SHINGLES
STAINED BROWN-“GREEN”-
EXTERIOR WOODWORK-“”-
PAINTED WHITE-“BLINDS” APPLE
GREEN “ “ “ “ “ “ “ “



A
FOUR ROOM
BRICK HOUSE





Plan No. 403

THE direct lines of this house with its rectangular form insures economy and is charming in its simplicity. While this house was not designated as belonging to any particular style of architecture, it easily adapts itself to any part of the country possessing a mild climate. It is a well-arranged house, is thoroughly practical, and possesses an excellent outline.

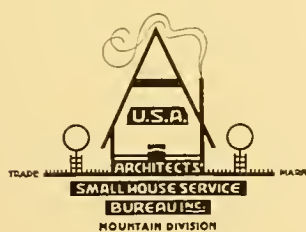
The exterior calls for a frame house with a lap siding, placed 8" to the weather, to be stained a chestnut brown, with a shingle roof of variegated colors, outside blinds or shutters and window frames, stained a weathered oak color, or it may be treated in the usual Colonial way. The attractive details of the exterior, while not costly, add a great deal to the general character of the house, and immediately removes it from the ordinary type of house of this character.

The house is quite elastic in plan and contains a spacious living room with a corner fireplace, an inside bedroom hall out of which opens one large bedroom, bathroom, linen closet, and a combination sun and sleeping porch. This room opens on two sides with generous windows, making it possible to convert it into a more or less open porch in summer, and a sleeping porch for night use, as the large closet and wall bed make provision for this purpose and thus provides two complete bedrooms.

The kitchen is of excellent form, with its working space on one side, with sink and convenient cupboards, a well-placed range, and at one end of the kitchen a dining nook is provided with a well-placed window. A rear entry brings the kitchen close to the service door, and in this entry is placed the ice box with provision for cupboard space above. The basement stairs is also accessible from the rear entry.

For reasons of economy a basement is provided under a portion of the house only, but still provides for all the requirements for a house of these dimensions. This basement contains a heating room, fuel room, cellar pantry and a well-lighted laundry. This house is thoroughly modern and adapts itself readily to both suburban and country conditions.

Its excellent roof lines insure an exterior that will present a good appearance from any point of view. It is both simple in plan and in line and will be found economical to build. It is a type of house that the home builder would make no mistake in selecting for reasons of economy, comfort and convenience.



"CUBIC CONTENTS"

EXCAVATED PORTION 44'5"X120'=8990

UNEXCAVATED " 53'5"X15'=8033

TOTAL 17,023

"NOTES"

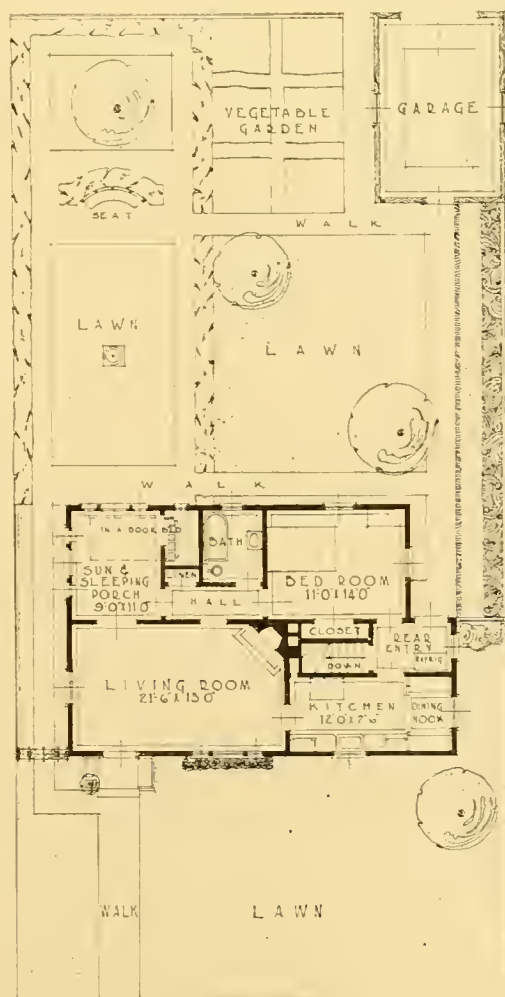
LAP SIDING 48 INCHES WIDE - - -

STAINED CHESTNUT-BROWN -

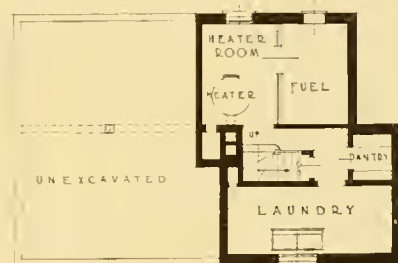
ROOF-VARIEGATED STAINED -

SHINGLES & BLINDS & FRAMES

STAINED WEATHERED OAK -



"A"
"FOUR ROOM"
"FRAME HOUSE"





Plan No. 404

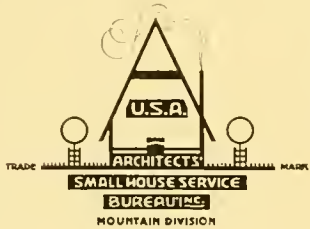
THIS uncommon type of bungalow is not only practical in design, but exceedingly attractive and inexpensive to build.

The exterior is of no particular style but is the outgrowth of the ordinary hip-roofed small house and illustrates the difference between the usual crudely-designed type as compared to the properly-designed and skillfully-arranged house of the architect, and yet the refinement of line and artistic touches of the exterior do not mean that these added details increase the cost to any marked degree. The exterior is intended to have stucco walls, to be troweled, and finished in a cream color. The shingle roof should be of variegated colors of green, and the blinds or shutters and the wood trim painted a dull blue.

The attractive entry is very charming and inviting, and makes a pleasing introduction to the living room as well as insuring a comfortable room during the cold months on account of the door between the living room and the front door. The bedroom which is also reached through this entry, a very desirable feature, may also be reached through the living room by passing through the bedroom hall. The living room has the advantage of light on three sides, with French doors opening onto the garden porch, affording a beautiful view of the garden from the living room. The attractive open fireplace with the adjoining nook and group of casement windows on one side, offering a glimpse of the garden at one end of the nook, combines attractive features and produces a very beautiful room quite unusual in a house of these dimensions.

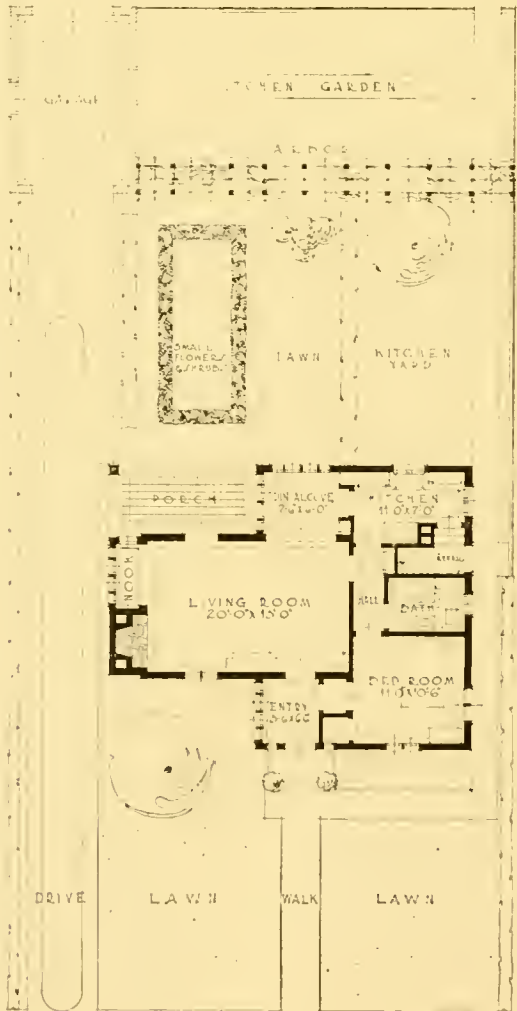
The dining alcove is admirably placed between the living room and the kitchen, and its windows overlook the garden. The position of the garden porch is ideal, and with an attractive garden plan as illustrated, combines a very livable and beautiful scheme. The kitchen is rectangular in form, with its usual kitchen equipment and excellent light. The entrance to the kitchen and basement entry are combined. The bedroom is spacious in size, includes ample closet provision, and is accessible to the bathroom. The basement, which is only partially excavated, contains a heating room, laundry and fuel room.

It is very unusual to design a house of this type so that every room has light on at least two sides, including the dining alcove, which means that even on dull days the house will be well lighted. Every inch of space is utilized so that every dollar invested in this house spells economy. This type of house is suitable for any part of the country.

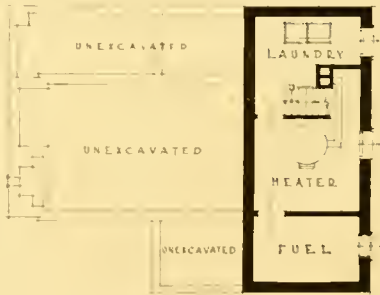


“CUBIC CONTENTS”
EXCAVATED PORTION 228X19-6612
LIVING R.M. PORTION 348X13-4524
ENTRY & ALCOVE 126X12-1512
TOTAL 12,648

“NOTES”
WALLS 4 INCH TILE COVERED --
WITH TROWELLED FINISH CREAM
STUCCO VARIEGATED GREEN --
SHINGLE ROOF & BLINDS & WOOD
TRIM PAINTED DULL BLUE --



“A”
“THREE-ROOM”
“STUCCO - HOUSE”





Plan No. 405

THIS design suggests the English cottage type of home. It is economically planned and its exterior is exceedingly attractive. The plans call for brick for the first story with stucco for the second-story walls, including the gables. One of the outstanding features of the exterior is its attractive chimney with its terra cotta chimney pots. The contrasting colors of the stucco and brick produce a clean-cut but most pleasing outline. The flower boxes for the front gable give a touch of color to the otherwise chaste and rather severe but interesting gables.

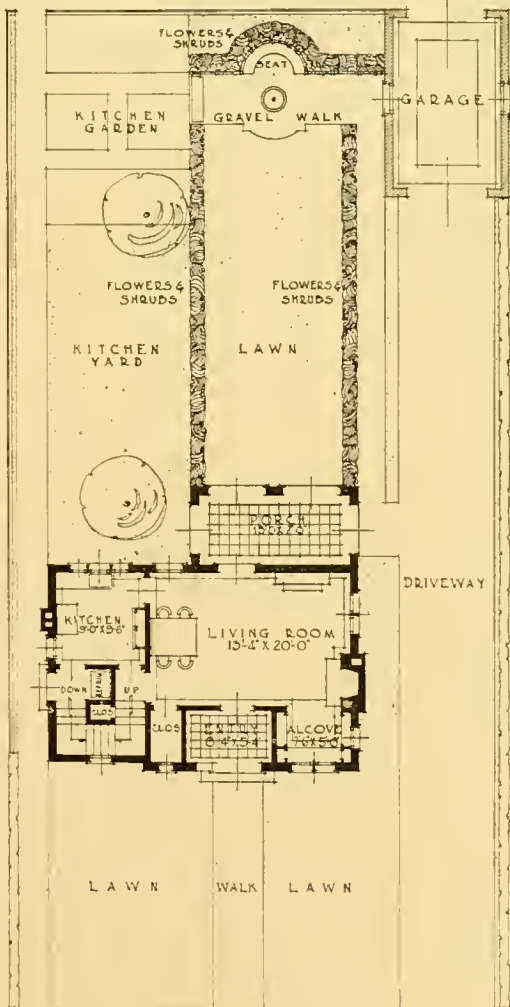
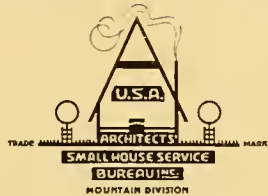
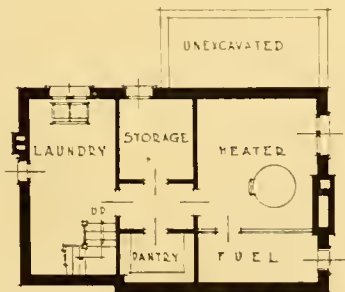
The entrance porch is enclosed in the main body of the house, a most economical but attractive feature which in winter insures a warmer living room. The living room is reached from the entry, is large and spacious and affords ample room for dining use, with a combination dining and living room table. The living room has an attractive corner or book alcove with ample book-case facilities and windows on two sides. Opening off the living room is a small hall through which the second floor is reached, and under the second floor stairs the basement stairs are placed with direct access to the basement from the outside and rear entry. This rear entry is also provided with ice box space and provision is made for a large broom closet. A well-lighted coat closet off the living room is an outstanding feature and one which is missing in many small houses. The kitchen is compact with cupboards, sink, table and range well placed in relation to each other.

Following the precedent of most of our houses the garden is in reality a part of the house, and is reached through the garden porch opening off the living room which in turn overlooks the garden. The living room contains the usual fireplace which in this instance is of brick with a generous fireplace opening. The lighting of the living room on three sides insures not only a well-lighted room but a room which will be found to be very cool during the hot months.

The second floor contains two spacious bedrooms, one of which is unusually large for a house of this size and has light on two sides. Each bedroom is provided with a closet, both of which are well placed. The upper hall is compact and off of this hall opens a large bathroom. A combination linen and hanging closet opening off the hall will strongly appeal to the housewife. This house is suitable for a suburban community or city block and is sure to give the greatest satisfaction.

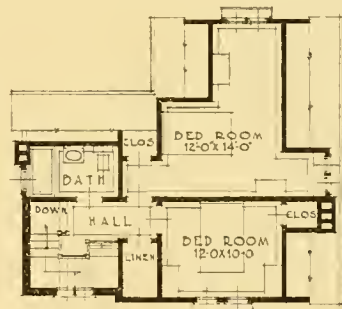
•CUBIC CONTENTS•

MAIN PORTION 636X25=15900
PORCH 136X6= 816
TOTAL 16716



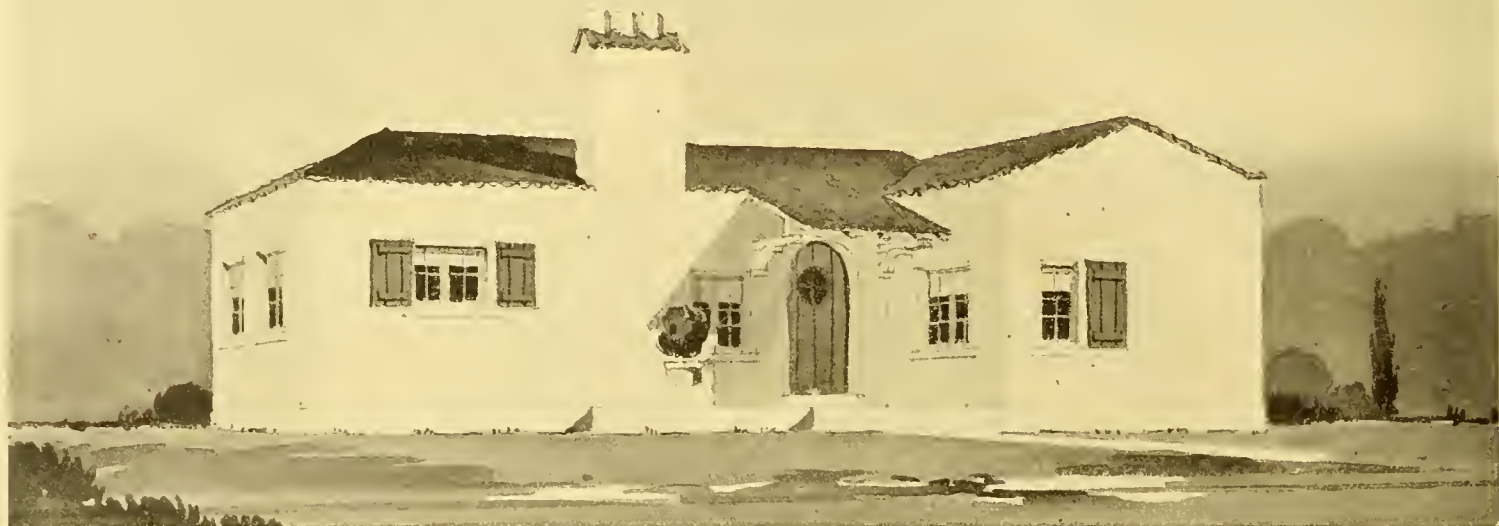
•NOTES•

WALLS-•VARIEGATED TAPESTRY
BRICKWORK AND CREAM STUCCO
FLOATED FINISH-ON METAL LATH
ROOF TO BE BROWN-GREEN - - -
STAINED SHINGLES-• EXTERIOR -
WOODWORK PAINTED WARM GRAY



•A•

•FOUR ROOM•
•BRICK & STUCCO•
•HOUSE•



Plan No. 406

ATENTION should be called to the constant reference to economy, both as regards construction and the arrangement of the rooms of the different houses illustrated in this book, for the reason that the cost is a matter of the greatest importance in the building of the small home. This has not been done, however, in the sacrificing of quality, since it is equally important that a house must not only be well planned but it must also be well built, and in combining these two qualities there is no reason why the small house should not possess good lines, and have well designed details.

This house, which is Spanish in style, illustrates what may be done in following the general style of the early Spanish-American architecture. The design contemplates the use of stucco over hollow tile or brick, of a light pink color in a trowel finish. The woodwork should be finished in a weathered pine to give it an aged effect, with shutters in a turquoise blue. The roof should be of mission tile in variegated colors of browns, reds and yellows, laid in irregular form. This house may be built on a fifty-foot lot, but a greater frontage is advisable.

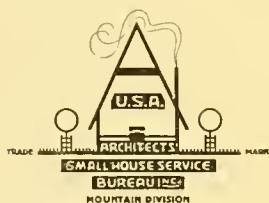
The house is unusual in plan, has the living room so placed that it serves as an axis for the balance of the house. Upon entering the living room one will be immediately impressed with the beautiful garden view, since the living room opens onto the porch with two pairs of full-length casement windows. In both summer and winter the porch might become a part of the living room by enclosing it with glass, thus permitting of its use in summer for dining purposes and converting it into a sun room in winter, increasing the living space of the house with very little additional expense.

In the planning of the modern house, especially the small type, every consideration should be given to utilizing every inch of space, and when it is possible to convert the porch space into a portion of the living space of the house for year-around use, this object is accomplished.

The kitchen faces the street and yet is in close communication with the kitchen yard, which is reached through a rear entry in which are also contained the basement stairs. The ice box is built into one of the kitchen walls and may be "iced" from the rear entry. This kitchen contains every convenience of a well-equipped modern kitchen. The dining alcove overlooks the garden and will be found to be of ample size and may also be reached from the living room without entering the kitchen by installing a door in the living room wall.

The bedroom wing contains a private hall, with two bedrooms and a bathroom. The bedrooms are unusually well placed, with light on three sides, with ample closets, with an additional hanging closet in the hall and a linen closet opening into the bathroom.

The charm of this house is the simple but rather severe gable, the unique position of the window below the gable, and the close-cornered roof with its delightful overhanging front entrance doorway with its arched door and well-placed chimney. The touch of roof color and pots of the chimney combine a very chaste yet simple outline, well balanced and in good proportion. The solid blinds, painted blue, add a pleasing contrast to the pink-toned stucco. This house, while intended for a sunny and warm climate, is especially adapted to the Western, Southwestern, and Pacific coast points of the country.

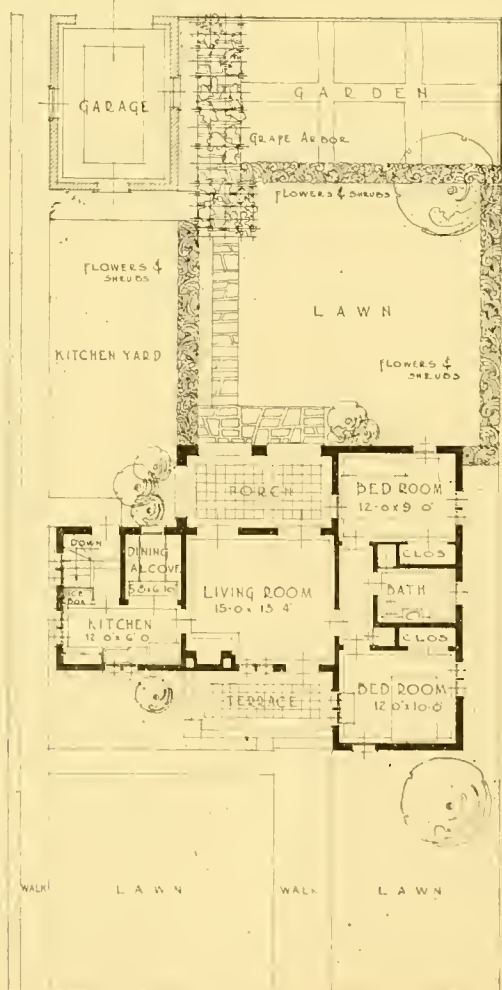


CUBIC CONTENTS

LIVING RM. + KITCHEN 410.43 x 16 = 7389
BED ROOMS + BATH 416.56 x 13.5 = 5624
PORCH 235 x 3 = 705
TOTAL 13,718

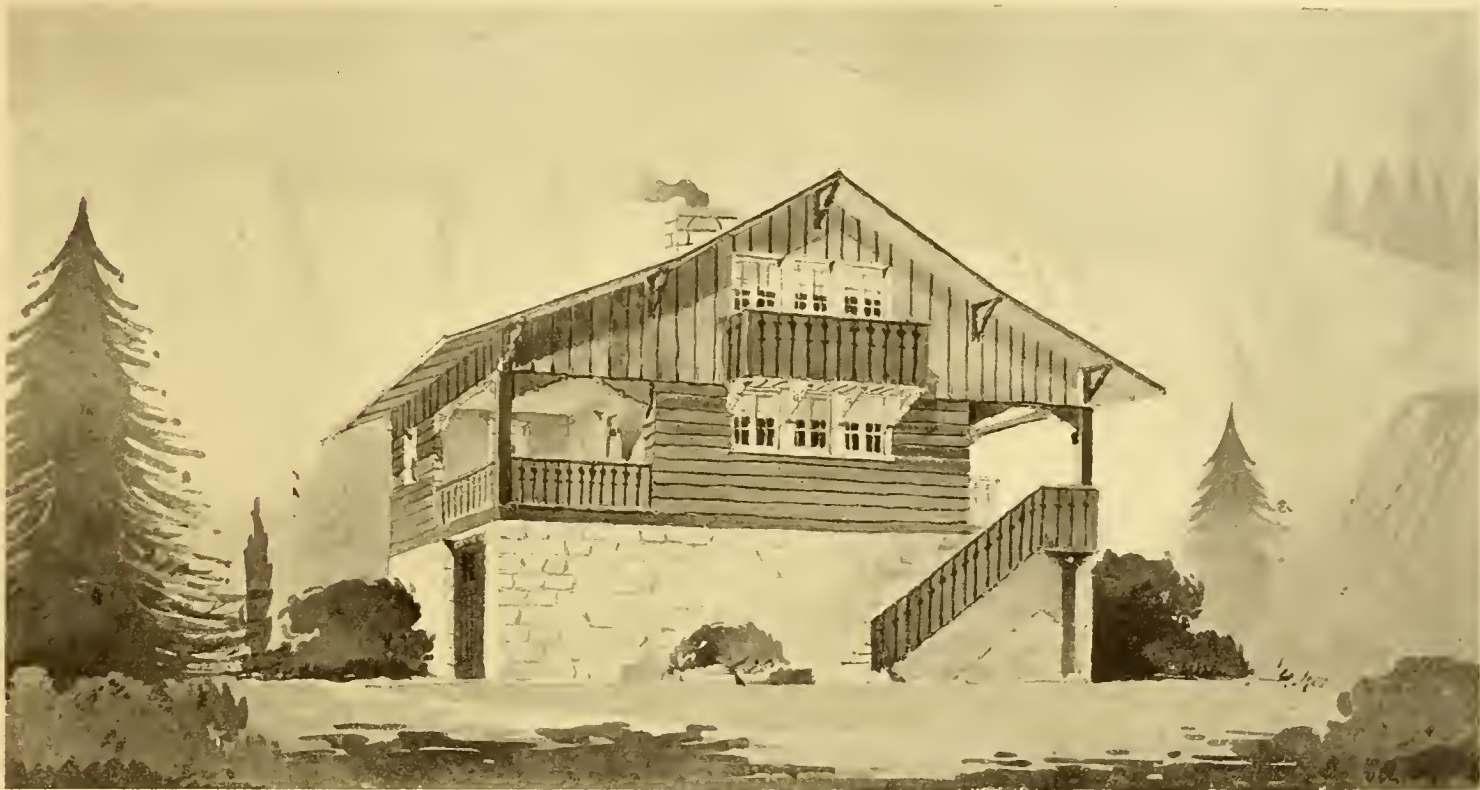
NOTES

WALLS - TERRA COTTA TILE - -
WITH LIGHT PINK STUCCO - -
TROWELLED FINISH - -
VARIEGATED MISSION TILE - - -
EXTERIOR WOODWORK STAINED
WEATHERED PINE - SHUTTERS
PAINTED TURQUOISE BLUE



"A"
A FIVE-ROOM
A STUCCO HOUSE





Plan No. 407

TOO little thought and consideration to comfort and design in the building of the mountain home has resulted in many poorly planned and poorly constructed mountain houses. For beauty of line, suitability to its environment and real charm, the Swiss Chalet is difficult to improve upon.

The early Swiss Chalets were veritable fortresses in wood, their walls consisting of barricades of tree trunks in tiers, one trunk on top of the other, and notched firmly together at the corners, after the fashion of the log cabins so familiar in America. The Swiss Chalet of today differs from that of the early chalet since it began as a barricade, with the felling of the forests, and ends with the fashioning of villas. Its history is, therefore, that of evolution, development and improvement.

This delightful mountain home with its high foundation of native stone which houses the motor car, together with the advantage of the elevated living room floor, results in a plan suitable for all modern conditions.

Following the precedent of the Swiss Chalet, the main floor is gained by ascending the out-of-door stairway, bringing one onto the porch from which the living room is reached. The living room, with its triple window, its spacious stone fireplace, large covered porches at each end, separated from the living room by double casement windows, makes an ideally comfortable summer home.

These porches may also be converted into sleeping places at night, serving a double purpose.

Following the usual custom in mountain homes of moderate cost the dining room is eliminated, and one of the porches or the living room serves admirably in lieu of a dining room. Opening off the living room, and also off one of the porches, is a large bedroom with ample wall space and excellent positions for the bedroom furniture.

The kitchen is thoroughly modern and well lighted, and is separated from the living room by a rear hall. A storage pantry and the stairs also open off this rear hall. Passing to the second floor a bedroom is entered through a compact second-floor hall with a large closet and a most charming balcony with casement windows, across the front of the room. This group of windows, which is six in number, makes it possible to practically convert this bedroom into a sleeping porch, and the balcony is a pleasing detail and adds much to the general character of the house.

The elevation of the main floor from the grade is of sufficient height to permit of the basement being used as a garage. The balance of this space in the basement is used for fuel for the fireplace and kitchen range, and for general storage.

No provision is made for the heating plant, as the occupation of this house during the cold months is not anticipated.

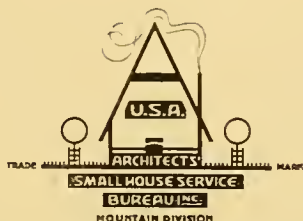
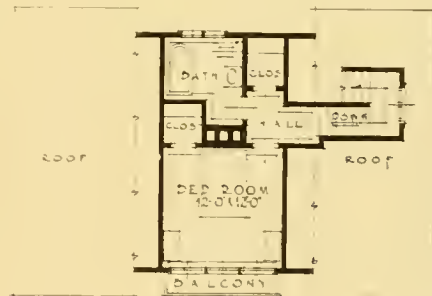
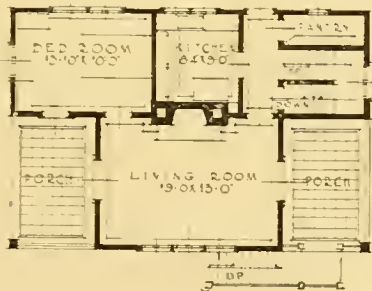
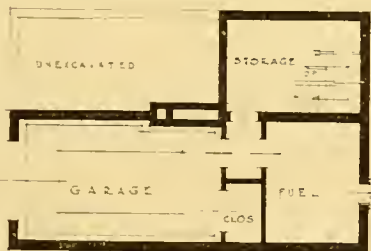
The exterior calls for the basement walls to be of native stone, the wood walls are to be of random widths of rough matched boards, stained a light brown of a pine cone color, with a stained green shingle roof.

CUBIC CONTENTS

MAIN PORTION	511X24=12264
STAIR HALL	170X24=4080
UNECAVATED PORTION	195X17=3315
TOTAL	19659

NOTES

WALLS - RANDOM WIDTHS ROUGH
MATCHED BOARDS STAINED -
LIGHT BROWN TO MATCH PINE CONE
SHINGLE ROOF STAINED GREEN
CHIMNEY LOCAL STONE



A
FOUR-ROOM
FRAME MOUNTAIN
HOUSE



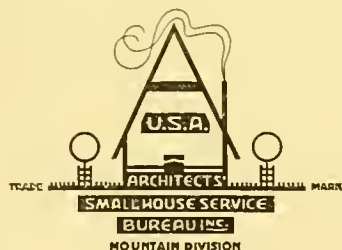
Plan No. 408

THIS beautifully arranged and well-designed house possesses many distinctive qualities and is unusually well adapted for stucco. In design it possesses the best qualities of many of the better types of stucco house. While it is Italian in character it has a suggestion of what the architects in California like to call the Spanish-American style. The timbered effect of the porch, together with the solid beams supporting the gables, suggest this style. The house is designed for stucco of a light cream color, with a red Mission tile roof, with the exterior woodwork stained a weathered oak color. The exterior walls are of hollow tile and afford attractive recessed casement windows. The simplicity of the walls is broken only in the charming, colored terra cotta panel below the chimney which, together with the red chimney pots, complete a house of simplicity, attractiveness and charm.

Entering the spacious living room through the porch one finds a room open on three sides with a large open fireplace and ample space for the usual living room furniture. A large bedroom opening out of the living room, together with a sleeping porch opening out of the bedroom and overlooking the garden, with the bathroom directly off the bedroom, combine an attractive and ideal suite of rooms. A dining alcove is provided at one end of the kitchen which may be partitioned off entirely from the kitchen if one so desires. Another feature is a very large living room closet containing ample hanging space, and a wall bed for the extra guest. Ample closet space for hanging purposes in the bedroom and also a large linen closet opening into the bathroom provides an unusually large amount of closet space for a house of this size. The kitchen is very spacious and compact with a recessed corner for the range, a fine working table and sink is placed along the outside wall with ample light, and one large additional china cabinet or storage space at the end of the kitchen completes a generous kitchen equipment. The step-saving arrangement with the direct connection of the bathroom with the kitchen will appeal to the housewife who does her own work. The rear entry opens into the kitchen and contains ample room for the ice box, with built-in cabinets above, and also makes the basement accessible directly from the out-of-doors, due to the basement stairs opening into the rear entry.

The basement is only partially excavated but contains a very spacious laundry, heating room, store room and coal room.

One should not overlook the garden scheme in connection with the house, a feature of the plans of this book.

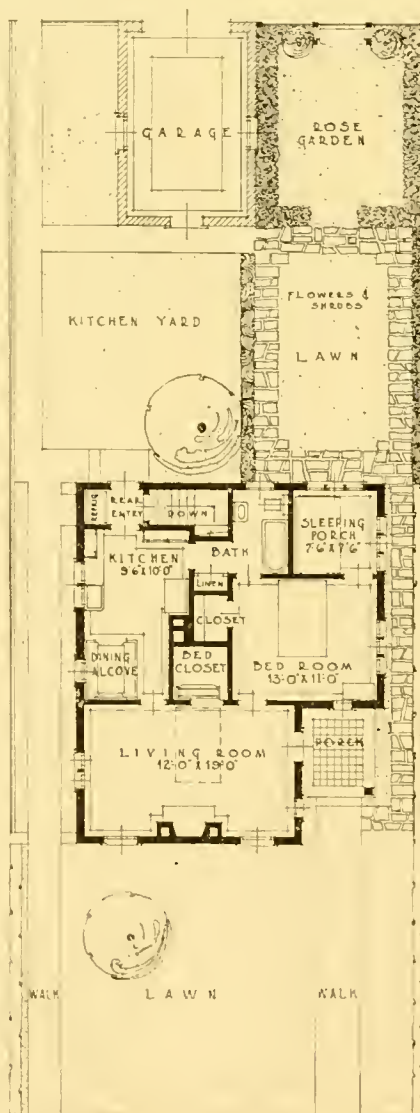


“CUBIC CONTENTS”

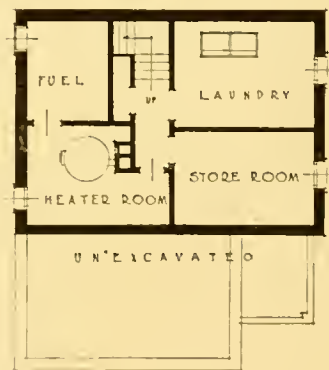
MAIN PORTION	57'4" x 20' = 11480
LIVING ROOM	25'6" x 16' = 4100
PORCH	52' x 4' = 208
TOTAL	15,788

“NOTES”

WALLS & 8 INCH TILE WITH
CREAM STUCCO FLOATED
FINISH & RED MISSION
TILE ROOF & EXTERIOR
WOODWORK STAINED
WEATHERED OAK



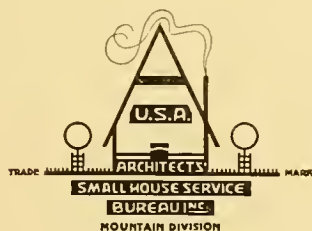
“A” “FOUR” ROOM “STUCCO” HOUSE





Plan No. 409

THIS four-room bungalow is a very good example of the Spanish Mission type, and although simple in design, it possesses unusual merit. The plan would seem to meet all of the requirements of a well-designed small home, and contains two porches, one a large, covered arched porch enclosed in the main body of the house, and the garden or terrace porch opening out of the living room and facing the garden, which is a most unusual and attractive one. The room arrangement is unusually good. The living room is exposed on three sides, contains a large fireplace, ample wall space for the living room furniture, and a view of the garden is obtained through the full-length casement windows opening out to the terrace. The kitchen is designed with a dining alcove which may be shut off completely from the kitchen if the owner so desires. The dining alcove is planned with spacious windows opening onto the terrace, and also contains a large china cabinet. The kitchen is compact and completely equipped and has an outside entry leading into the service yard. Through this entry the basement is also reached. Space is provided for the ice box in the entry with cupboards above. The bedroom portion of this house possesses all the privacy of second-floor bedrooms and opens off a private hall which is reached through the living room, the bathroom being accessible from this hall and in close communication with each of the bedrooms. The two bedrooms have an exposure on two sides, insuring well-ventilated rooms. Each bedroom is provided with a closet and a large linen closet opens off the hall. The basement, although not fully excavated, contains sufficient space for the house requirements and includes a laundry, heating room, fuel room, store room and fruit closet. There is an irresistible charm about the group of arches since they seem to lift this house above the ordinary type of bungalow, and when to this is added the charmingly designed wrought iron railings and attractive entrance lantern, and the old-fashioned tight shutters, or blinds, the combination of the whole insures a successful result. The tile "roofed" chimney with its terra cotta chimney pots and the clean cut gables are added features which should not be overlooked by the discriminating home builder. The simplicity of this house with its inexpensive roof, on account of its flat-roof surfaces, insures one a house economical to build and a very happy solution of the small house problem.

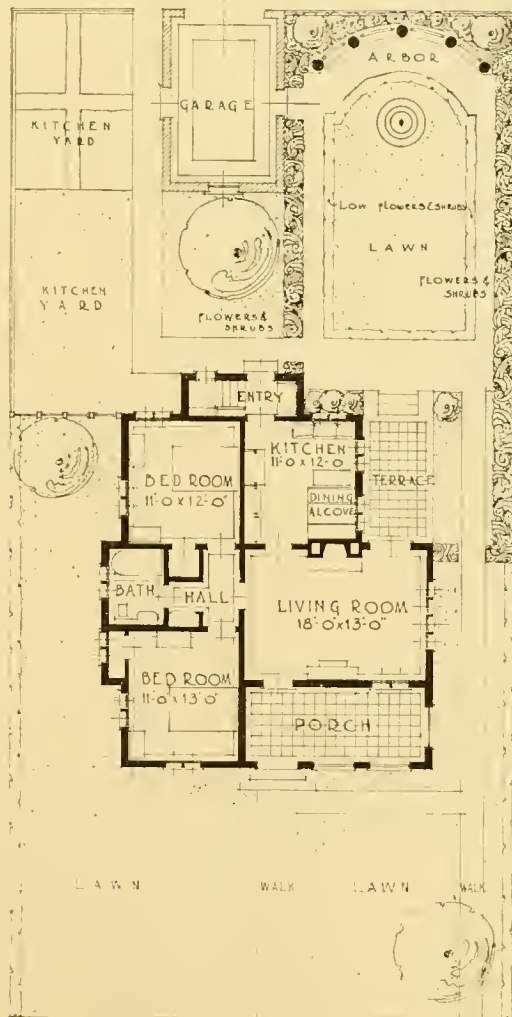


CUBIC CONTENTS

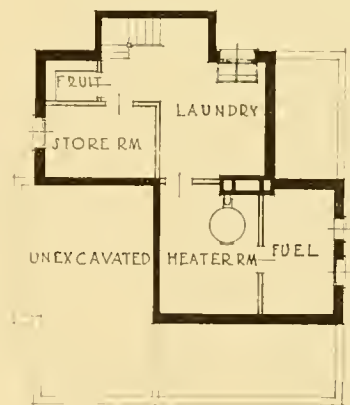
LIVING RM	275x120=5500
BED RM+BATH	243x115=4395
KITCHEN+BED RM+ENTRY	360x20=7200
PORCH	197x5= 985
TOTAL	18080

NOTES

WALLS-TERRA COTTA TILE WITH -
 LIGHT PINK-FLOATED FINISH STUCCO
 ROOF VENETIAN RED STAINED - -
 SHINGLES-EXTERIOR WOOD - -
 WORK, EXCEPT SASH & DOORS, STAINED
 WEATHERED PINE - SASH & DOORS -
 PAINTED SILVER GRAY - - -



**A
FOUR ROOM
STUCCO HOUSE**





Plan No. 410

THIS mountain bungalow possesses that delightful atmosphere so essential to an inexpensive mountain home and is suitable for any mountain section of the country.

The rooms of this house are so placed that the mountain view may be enjoyed from any room of the house. The terrace porch is designed for sitting in the open and this arrangement makes it possible for a continual flow of sunshine into the living room and at the same time insures an excellent view from the living room.

This house is intended to be built of local materials with a stone foundation to the first floor level of rough, irregular stone laid at random. Above the stone foundation the walls are of rough sawed boards, stained a weathered oak, and the roof, which is of shingles, should be stained a brownish green color. The exterior is very charming in its general appearance with long, low roof lines, its eaves with exposed rafters, and its generous windows are all very attractive features of the exterior. This exterior is full of character and shows how skillfully the designer has accentuated the horizontal lines. The house also has the effect of being appropriate for the site and possesses an air of always having existed and as being indigenous to a beautiful mountain country.

The main floor is reached from the open porch. The living room is open on three sides, and its ceiling of exposed roof rafters is in keeping with the large, rough stone fireplace. The kitchen is most conveniently placed and contains all of the requirements usually found in a town house. Economy in plumbing is shown with the kitchen and bathroom adjoining. This means much in reducing the plumbing cost of a house. The dining porch, entered directly from the kitchen, with its abundance of window space and its easy access to the bath, makes it also an ideal sleeping porch.

The bedroom, so conveniently located in relation to the bath, contains two closets and is of ample proportions.

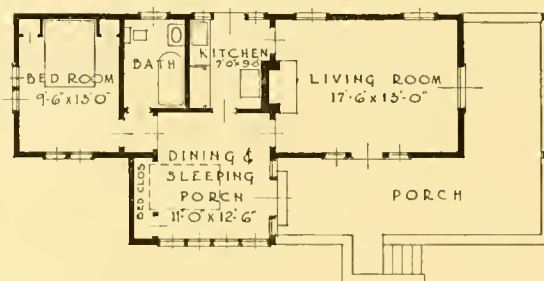
The openness of this house insures perfect ventilation at all times, and the room arrangement makes it possible to obtain a constant flow of air. Altogether this plan possesses the requirements and delights of an attractive mountain home.

CUBIC CONTENTS

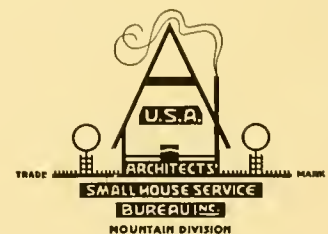
LIVING ROOM	252X15 = 3780
BED ROOM	140X13 = 1820
KITCHEN & BATH	130X14 = 2100
DINING PORCH	189X14 = 2646
PORCH	342X4 = 1368
TOTAL	11,714

NOTES

WALLS - RANDOM WIDTHS
ROUGH SAWED BOARDS -
STAINED WEATHERED -
OAK & ROOF SHINGLES -
STAINED BROWN - GREEN
FOUNDATION LOCAL STONE -



A
FOUR-ROOM
FRAME-MOUNTAIN
HOUSE





Plan No. 411

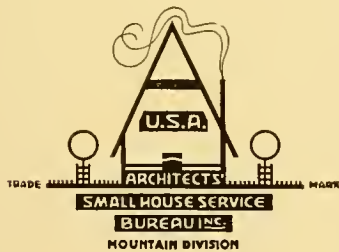
THIS four-room bungalow is a type of house that will be found equally attractive and appropriate in any portion of the country. In design it is of the simple Colonial style, arranged to meet the most exacting conditions of the modern home builder. The latticed porch is a desirable feature during the warm months, and when enclosed with vines it will be found to be a cool and inviting place. This bungalow is of brick construction, with the brick extending the full height of the gable, and the attractive round windows and substantial, well-placed chimney, with the terra cotta chimney pots, combined with the close but rather severe cornice, form an altogether pleasing result. The uniform balance of the windows in the front of the house, with its green shutters, adds one more distinctive feature.

Many home builders find it difficult to reconcile the simplicity of this house with other houses of a similar size but of a more commonplace type. This house, however, is a frank expression of a simple character, and the fact that it possesses that quality of unusual charm is the reason for its success, both as regards its design and plan. Money is not wasted on a meaningless confusion of unnecessary ornamentation, but on the other hand, it is simple, restrained and dignified. It is a house of four straight walls and a gable roof, and its uninterrupted lines give it the effect of being firmly tied to the ground on which it stands.

This house consists of four rooms and a dining alcove opening off the kitchen. The arrangement is wonderfully compact and every foot of space within its four walls is of practical use. The living room has two outside exposures and contains a fireplace. The kitchen is well planned and lighted, and contains the necessary essentials of the modern kitchen. At one end of the kitchen, and facing the garden, is placed the dining alcove, but if it is desirable to serve a portion of the meals in the living room the kitchen is conveniently placed to permit of this arrangement. The kitchen is reached through two outside doors opening onto a porch enclosed within the main walls of the house.

Following the precedent of most of the bungalow plans of this book, the bedrooms open off a private hall, off of which also opens a linen closet and bathroom. The bedrooms are lighted on two sides and each is provided with a closet.

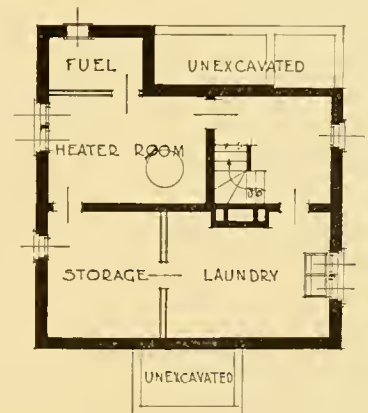
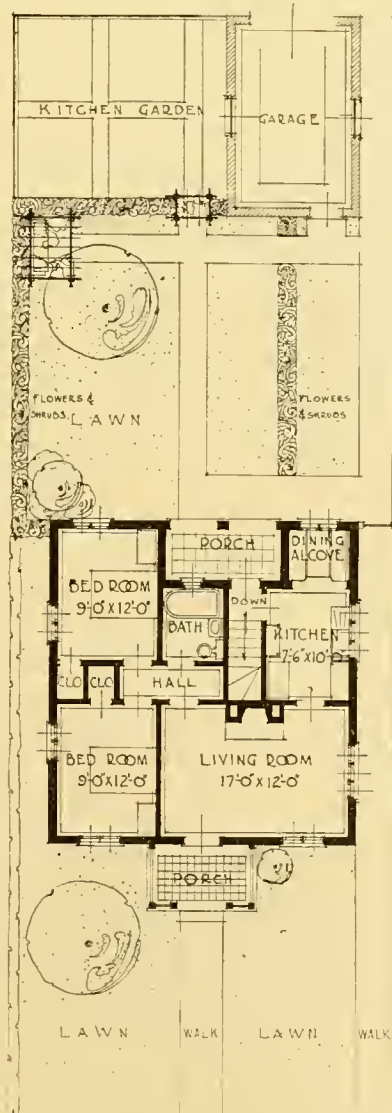
The exterior walls should be laid up in stiff mud red flash brick in broken colors of reds and browns. The roof will perhaps look best stained a brownish green. The exterior woodwork should be painted white and the blinds or shutters an apple green.



"A"
"FOUR-ROOM"
"BRICK-HOUSE"

"CUBIC CONTENTS"
EXCAVATED PORTION 826X21=17346
UNEXCAVATED PORTION 93½X15½=1449
FRONT PORCH 60X3½=210
TOTAL 19,005

"NOTES"
WALLS-STIFF MUD RED FLASH
BRICK & ROOF BROWN-GREEN
STAINED SHINGLES - - - -
EXTERIOR WOODWORK PAINTED
WHITE- BLINDS PAINTED - -
APPLE GREEN - - - -



Building Materials—How to Use Them

BRICK CONSTRUCTION

THE home builder has a very wide range of materials to select from in the building of the home. The essential qualities in this respect are permanence, strength and beauty. The houses illustrated in this book are designed for the city with its suburbs, and outlying districts of small garden tracts including farm houses and mountain houses. Therefore a great variety of materials are essential in the building of these homes and should be carefully considered as to their suitability according to the location of the home.

The most permanent material for the home is brick or hollow tile, and in addition to their value of permanency, the danger of fire is lessened.

The building of the home is one of the most important events of one's life. The home is the center and symbol of the family, and from the practical standpoint involves an important investment which must be guarded with the greatest care. The average home builder as a rule does not build more than one or two houses during his lifetime, which means that the home must be as satisfactory as possible, and that it must be properly built.

In comparing the frame house with the house built of brick, the difference in cost is not very great as the upkeep or maintenance, as well as the depreciation, is an important consideration. It also makes some slight reduction in the insurance rate. The brick house of today is vastly better from an artistic standpoint than the brick house of the last decade, and for this reason strong claims can be made for it from an artistic standpoint, as manufacturers offer almost an unlimited variety of color tones and texture which is of great assistance to the architect in selecting the brick best adapted to conform with the design of the home.

In previous years a good piece of brickwork was considered entirely from the standpoint of absolute uniformity in shape, with perfect, sharp edges, laid in the wall with a "battered" joint disguised as much as possible in place of adding to the artistic quality of the brickwork. Today the joint is made a feature and adds rather than detracts from the beauty of the wall. The present day architect appreciates the range of color offered in brick, and accepts every possible advantage in producing a wall of broken tones and harmonious colors. While we do not recommend it in new work, brickwork is often used as a veneer over wood studding. This is accomplished by securing the brick to the boarding with metal strips laid in the joints and attached to the wall, or they are secured by driving nails above the brick and imbedding them in the mortar joints. Brickwork of this kind is not as pleasing as brickwork laid in the solid wall, for the reason that it is not possible to add to the attractiveness of the masonry by the introduction of the many types of bonds. A veneered house, however, has all the appearance of solid masonry walls.

In describing the different designs in this book, the various materials suitable for each individual house are suggested, but in many cases it is quite possible to change the materials suggested for the house to other materials which will often prove both suitable and attractive. Many of the frame houses could be changed to brick houses in design, and vice versa. It is the purpose of the Bureau to offer the widest possible range, both as regards design and various types of construction.

Many of the designs illustrated call for stucco over hollow tile. The hollow tile may also be substituted for common brick, and the home builder should be guided largely by the difference in cost between the two materials. Hollow tile, however, insures a warm house in winter and a cool house in summer, and it is possible to make the walls of less thickness when built of hollow tile than when brick is used. The stucco finish over hollow tile also insures the complete filling of voids frequently left in the mortar joints when the tiles are laid, and since the stucco finish coat should also be combined with some waterproofing compound, the result is a beautiful, permanent and waterproof wall.

HOUSES OF CEMENT CONSTRUCTION

Houses built of cement wall or cement block construction have met with much favor of late years, and such construction is well adapted to houses where it is possible for the owner to have the blocks manufactured on the premises with the use of patent cement block machines, which may be obtained on a rental or royalty basis. This cement construction readily lends itself to good architectural design, and the architect is not restricted in using this material in the designing of an attractive home.

On account of the hollow wall space in the better types of walls of cement construction, the house is not as subject to the sudden changes of heat and cold, as is the house built of solid masonry, and the general temperature will be warmer in winter and cooler in summer, while dampness will be entirely eliminated if the walls are properly constructed.

The systems best known in this type of construction is the one-piece block known as the ordinary type, the two-piece block with an air space between each block, and the one-piece, or half-block which may also be used for the exterior walls and the lath for plastering purposes may be applied directly to the inside of this one-piece block wall construction, resulting in a substantial and very satisfactory wall.

Another system which is being used quite extensively is the double wall system built with a hollow space by the use of portable steel forms, which has proven to be quite satisfactory. All of these types of construction will be found among the designs in this book, and the different systems are shown in the working drawings, but any other type of masonry houses may be substituted.

METAL LATH AND STUCCO FINISH

What might be termed a semi-masonry and frame construction has been developed of late years by the use of metal lath and stucco. Metal lath used in connection with stucco takes the place of exterior walls of siding, clap boards, shingles, etc., and includes not only the plastering of these exterior walls over metal lath, but should be used in conjunction with what is known as back plastered construction. In back plastering construction the frame work is erected in the usual manner, but without sheathing. Furring strips are placed horizontally along the studs, and the metal lath attached to them. The metal lath is placed with the long dimensions across the supports and fastened with nails or staples, placed six inches apart. The exterior stucco coat is applied in the usual way, and the plasterer then plasters the inside of this wall, using the same material, and plastering it between the studs on the back side of the metal lath. This forms a monolithic coat of cement which should give fully as much strength as the usual sheathing.

It is advisable to use an insulation with this type of wall, although satisfactory results may be obtained without such use, but it is a safeguard against the extremes of weather. Two thicknesses of a good grade of ordinary building paper makes an inexpensive but satisfactory insulation. This is applied by placing the paper between the studs and securing it by nailing wood strips over the folded edges of the material, leaving a space between the paper and the stucco. This completes the structural part of the outside wall after which the plastering for these walls is applied in the usual manner to the exterior studded walls.

The exterior finish of the stuccoed walls may be executed in many ways, but should harmonize with the general character of the exterior, and may be of rough troweled plaster, a float finish, or it may be applied by throwing the finish coat through a screen. The colors to be used for exterior work should be mixed with the finish coat which should consist of a light colored finish cement, and sand with a small percentage of hydrated lime to which is added color according to the wishes of the owner.

In addition to the use of metal lath on exterior work, there are materials on the market in the form of wood lath of special form insuring a satisfactory key. This lath is applied to a superior quality of waterproofing building paper which is put up in rolls, and combines a satisfactory wall and a good insulation. This material may be applied directly to the studs and does not require a sheathing.

The metal lath construction, when properly applied, provides excellent fire stops and should prevent cracks. It is also advantageous to use a metal lath for ceilings of heating rooms and coal bins, which will also be of value when applied to corners where the brick studding joins the outside masonry walls. Metal lath may be used in this same manner in chimney breasts, around flues, back of kitchen ranges and for heating and coal room ceilings.

THE HOUSE OF WOOD CONSTRUCTION

It has been said that the house of wood typifies the American home. This was probably true a decade or more ago, and while this is no doubt true throughout the country districts and of many small houses in the towns and cities, the small difference in cost between a well-constructed house of wood and that of brick is so slight that the brick house seems to be gaining in popularity. Notwithstanding the heavy inroads made in our forests, there is still a plentiful supply of wood throughout the country, and with conservation there should be an ample supply of this product for many years to come.

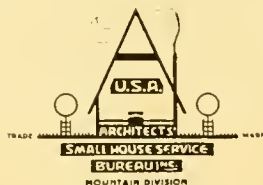
The home builder who desires to build his house of wood has quite a range of wood materials, any of which are most excellent, and should result in both a practical and an artistic success. The usual types include clapboards, which may be of narrow or wide widths; shingles in short or long lengths, resulting in largely different effects: siding, which is perhaps the most original type of exterior wood finish; vertical battens, and wide weather boarding with its various combinations, making it possible to obtain many different architectural effects.

Should one desire to build a house of wood in a rural section or a wooded country, the shingle house left to weather in the natural color or stained in the usual manner, would seem to be the most appropriate type under these conditions. For the suburban house, more or less formal, the siding or clapboards executed in any one of the many methods made possible by this material would be more suitable. The house built of clapboards or siding of smooth surfaced boards with finished corners, presents a trim appearance and gives the house a substantial air. This type of house is made more interesting and less severe by the use of wood shutters, trellises or lattice. Siding for the wood house in wide widths is also effective on account of its horizontal lines, and the widths used should be determined by the proportion of the house, using the wide widths for the large house and the narrow widths for the smaller ones. The scale is an important consideration in the use of the clapboard, and the sizes should vary according to the size of the house. For the country the weather boarding is effective and offers many interesting possibilities, especially in the mountains and wooded sections. To obtain the best effect this boarding should be rough sawed and stained to harmonize with its immediate environment.

Exterior walls of batten boards are often used and are quite effective when placed vertically, but are not as pleasing as the rough weathered boarding. To obtain satisfactory results with wood it should have proper care, and, if properly constructed, and kept well stained or painted, there is no reason why it should not be very satisfactory for an indefinite period.

Fire prevention should be carefully considered in building the wood house, and it is most important that the owner provides the proper fire-stopping which simply means that all open spaces leading into the walls should be closed, thus preventing the danger of fire spreading quickly throughout the building, and making it easier to extinguish a blaze by confining it as much as possible.

One advantage in the frame house is the fact that it may be constructed in much less time than the masonry built house, and in the remote districts lumber is more easily procurable, and, in the ordinary type of construction, perhaps the cheapest to build.



The Financing of Your Home

HUNDREDS of men and women are daily asking this question. Hundreds have continued to pay rent year after year, until their total rent money would probably pay for a beautiful home, simply because they had never accumulated enough in one lump sum to make the first payment on a home of their own.

The foundation of every hearthstone, in the case of the monthly wage earner, is systematic saving for a definite purpose—A HOME—and until this fact is acknowledged the wage earner will continue to be a renter.

Many people do not know that they can borrow most of the money required to erect a new home, and pay for this home on a rental basis. Many cities, through their building loan associations, have now solved the question of home building by financing small homes costing from \$2,000 to \$8,000. These companies loan as much as eighty to eighty-five per cent. of the total cost, accepting in return first and second mortgages bearing interest at 6% and 7%. Repayments on these loans, covering a period of 142 months, are made in small monthly amounts just as rent is paid.

Before you decide upon the size and type of home you want to build, consider your financing proposition carefully; do not trust to hearsay but get the counsel of people who make home planning, building and financing a business. It will save you money in the end. The lot you select, the home you decide upon, and the available cash you have on hand, are factors determining the amount of money you can borrow for your building operation.

As a safeguard to your financial plan, and in fairness to yourself, you should first ask yourself the question "How expensive a home can I afford to build?" If you attempt to finance a home that is too expensive for your pocketbook, you may encounter difficulties and considerable grief in making your payments. On the other hand do not make the mistake of skimping your operation to the point of omitting modern conveniences, for a home without such conveniences is a poor investment; and to deprive your family of these comforts and conveniences in an attempt to save is not good economy.

Perhaps an easy and direct way of determining upon a sound financial plan is to consider the rent you have been accustomed to paying as a basis of estimating the probable amount of money you can afford to invest in a new home. Consider home building from a business and investment point of view. It is easy to see that if a landlord makes money on the rent he charges you for the privilege of living in his house, you certainly ought to be able to make money on a home of your own; and you can, providing you erect your dwelling economically and from the point of view of safe investment and wise financing.

Some building loan associations will accept your savings on a home and pay you as much as six per cent. interest until such time as you have saved fifteen to twenty per cent. of the total cost of your desired home, at which time they will take the plans and specifications selected by you and handle the erection of your home to its completion.

Study the following financial statement very carefully, and, if necessary, change the figures to meet your requirements. It is worked out on the assumption that the builder's salary is \$50.00 per week; that the cost of lots and house is \$5,000, complete; that eighty per cent. of the required money is obtained from a building loan association, and that repayments are made to the loan company in monthly payments the same as rent.

At the end of 142 months the home owner has paid in a total of \$8,878.87, which includes his original \$1,000, the \$4,000 loan money with interest, taxes, insurance, water and upkeep. The renter living in a \$5,000 house pays \$60 a month, or a total over the 142 months of \$8,520. In other words, the home owner, in comparison with the renter, has paid only \$357.87 for his \$5,000 home. On a monthly basis the renter pays \$60 a month and owns nothing; the home owner pays \$62.53 a month and has his \$5,000 home clear in less than 12 years.

A NICE ESTATE PAID OUT IN RENT

A man 30 years old is expected to live 35 years more, according to the American Mortality table. If this man is paying \$60 a month rent, and if he continues to do so the rest of his life, he would have paid out \$25,200 for which he has nothing to show. Assuming that this man has \$1,000 on hand to pay

down on a home and pays out on monthly payments. As soon as the home is paid for, if he will continue to save \$60 a month, less his expense on his home such as taxes, water, upkeep and insurance, he will have \$40.00 a month to save on compound interest at 6% for 23 years.

This man will have paid for his home, and can leave an estate of \$23,911.69 cash.

FINANCIAL STATEMENT

INVESTMENT OR COST OF BUILDING

Lot.....	\$ 600.00	
House.....	4,305.00	
Carrying charges during erection:		
Int. on 1st Mtge.....	20.77	
Int. on 2nd Mtge.....	8.08	
Taxes and Insurance, etc.....	6.15	
Brokerage Fee on 1st Mtge. 2%.....	60.00	
		\$5,000.00

WHERE MONEY COMES FROM

Cash.....	\$1,000.00	
1st Mortgage Loan at 6% .	3,000.00	
2nd Mortgage Loan at 7%.....	1,000.00	
		5,000.00

INCOME OR YEARLY SALARY OF BUILDER

\$50.00 per week, 52 weeks	2,600.00
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DISTRIBUTION OF INCOME FOR YEAR

Int. on 1st Mtge. at \$15.00 per mo.....	\$ 180.00	
Int. on 2nd Mtge. at 5.83 per mo.....	70.00	
Repayment on principal:		
1st and 2nd Mtges. 28.17 per mo.....	338.04	
Int. and Prin. per mo., \$49.00; per year	\$588.04	
Taxes	111.49	
Insurance	10.98	
Upkeep	65.00	
Water	13.44	
Fuel	100.00	
Light	36.00	
Phone	36.00	
Food.....	500.00	
Clothing	350.00	
Savings.....	400.00	
Unforeseen Expenses.....	389.05	
		\$2,600.00



Plan No. 501

THIS beautiful type of house is well adapted for brick or hollow tile construction. It is suggestive of the Italian style, a type of house found throughout Northern Italy, especially in the Italian Lake region, and is suitably adapted for nearly all parts of the country but particularly in the West. The broken lines of the front, the arched doorway, the trellis around the window, the tile roof and general simplicity markedly distinguishes it from the usual type of the small two-story house. The color effect of the tile roof should be of broken tones of red; the walls should be of a light buff-tinted stucco, and the woodwork should be of a bluish green. The plans call for a house with exterior walls of hollow tile with stucco finish.

The main floor plan has a distinct individuality and is thoroughly practical. Passing through the main entrance one enters an attractive hall with a simple but individual staircase including a curved ramp which forms the lower stair newel. Opposite the stairs is a coat closet with double doors extending across the entire width of the hall. The short distance from the kitchen to the front door, together with the direct entrance from the kitchen to the hall will appeal to the housewife. Looking across the living room from the hall one obtains a beautiful view through one of the pairs of French doors opening out to the porch which gives entrance into the garden; and the arrangement of combining the living room, porch and garden, thus making the garden a part of the house, is quite ideal.

The living room contains many interesting features, including a beautiful fireplace with a bookcase on the left and a broad window seat at the opposite end of the room, with bookcases at either end. Ample space on the two long sides of the room provide excellent positions for piano and divan.

The dining room is well lighted with a group of three windows opening on the garden. The garden porch is also reached from the dining room. The kitchen is very compact, and well planned, and provides every detail usually found in a model kitchen. The kitchen is reached through a rear entry, or enclosed porch, providing room for a refrigerator with cupboard space above. The basement is also reached through this entry, thus providing access from the basement to the outside.

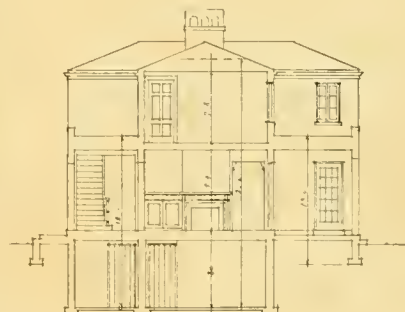
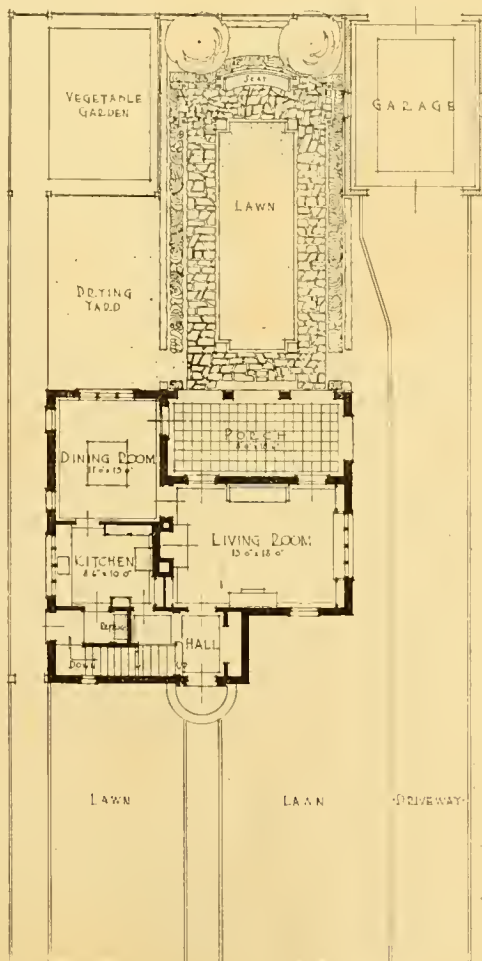
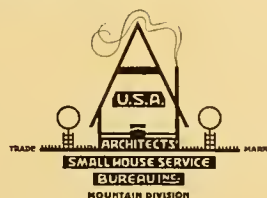
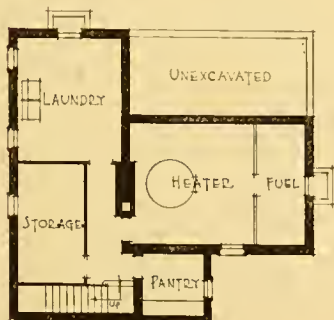
The second floor contains two large bedrooms with ample closets for each, and a bath opening off a spacious second-floor hall. A linen closet opens off the hall. The large balcony, which may be converted into a sleeping porch in the warm months by installing an awning, completes a thoroughly delightful second floor. Should the owner desire, an enclosed sleeping porch could be provided with glass, and as it opens off the two bedrooms it is possible to divide it into two sections.

CUBIC CONTENTS

MAIN PORTION	678' x 26'-6" = 17967
ENTRANCE HALL	56' x 18'-0" = 1008
PORCH	173' x 6'-9" = 1168
TOTAL	20143

NOTES

EXTERIOR STUCCO TO BE TROWELLED
FINISH OF CREAM COLOR • EXTERIOR
WOOD WORK PAINTED DULL BLUE •
ROOF TO BE OF VARIEGATE MISSION
TILE • MECHANICAL UNIFORMITY IN
WALL AND ROOF TO BE AVOIDED • •



A
FIVE ROOM
STUCCO HOUSE



Plan No. 502

HOLLOW wall construction of cement has found much favor of late years with the small home builder. This design shows the possibilities of this material, and how it may be used in an artistic manner to produce satisfactory and pleasing results. Cement blocks are cast with a hollow space, which has an advantage over a solid wall for the reason that it insures a cooler house in the warm months and a warmer house in the cold months. In addition to this, the hollow wall possesses a waterproofing quality.

This design would, perhaps, look equally well in brick or stucco over hollow tile. It is sufficiently broken in outline to be interesting, and possesses quite a distinctive appearance. This house is suitable for any part of the country, but is especially adaptable to a cool climate which explains the planning of the entrance in order to insure a warm living room.

The house contains five rooms including a large living room, off of which opens a beautiful porch with a trellis and beam effect and heavy square columns. Two bedrooms are provided with large closets opening off of a private bedroom hall. The bathroom and linen closet also open off this hall and both are in close communication with the bedrooms. The dining alcove is unusually well placed and will be found to serve every purpose of the small family for which this house is designed. This dining alcove is unusually complete, with a china cupboard extending across the full width of the room, and its permanent table and hinged seats. It is well lighted by the casement window.

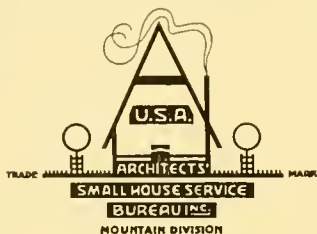
The kitchen enters directly into this dining alcove, contains every convenience, including two large cupboards for storage and dishes, also a well-placed sink under the window, and range space. The kitchen is reached by two doors through the rear entry, insuring a warm kitchen in the cold months. The rear entry also provides a space for the ice box and an entrance to the basement. The basement contains a laundry, heater room and coal room, and the foundation walls are to be of poured concrete.

The concrete construction is consistently carried into the living room mantel with facing of cement blocks, and a wide shelf and brackets. The fire opening is provided with a metal hood, and adds an attractive detail to the room.

The exterior combines many attractive and harmonious features, including the bracketed hood over the doorway, the attractive group of living room windows, with solid blinds or shutters, and a half-timbered gable treatment. The roof treatment of the porch is one of its most pleasing features with its pergola effect and general outline, and assists in giving the house a broken and more or less irregular effect. The main roof is to be of shingles and the roof of the porch of composition.

This home possesses every convenience known to the modern small home, and has the advantage of being a most excellent plan and moderate in cost.

The exterior walls for a cement block house offers many opportunities. This house would look well with facings of a warm buff or caen stone color, with the roof painted in shades of green, brown and red, with the green predominating. The woodwork should be painted white and the outside blinds of turquoise blue.

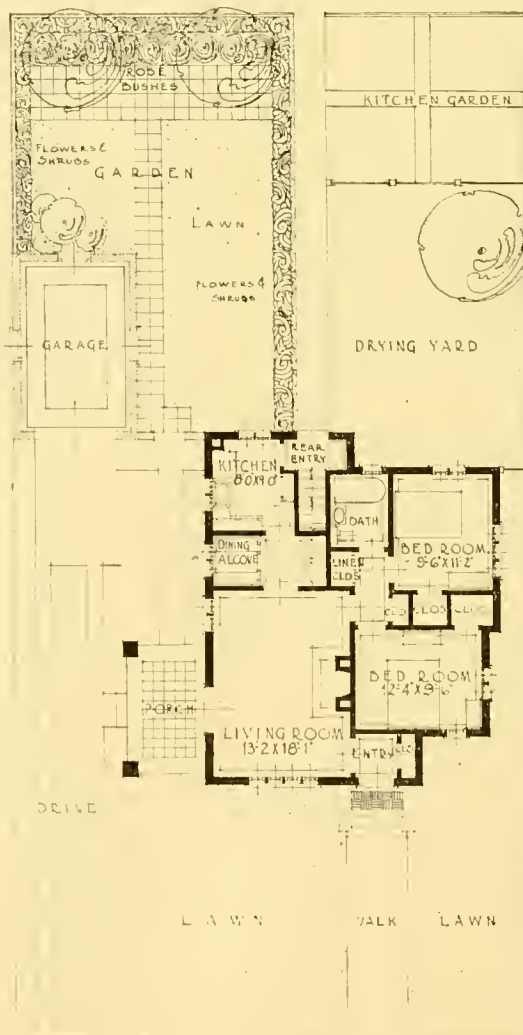


"CUBIC CONTENTS"

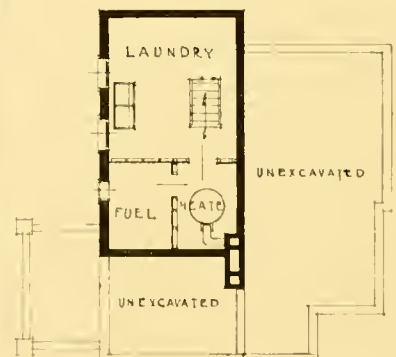
EXCAVATED PORTION 348X19=6612
 UNEXCAVATED PORTION 544X14=7,616
 PORCH 104X3=312
 TOTAL 14,540

"NOTES"

WALLS-CAST CEMENT BLOCKS-
 FACING ON BLOCKS TO BE TO -
 SUIT OWNERS SELECTION-ROOF
 VARIEGATED STAINED SHINGLES-
 EXTERIOR WOODWORK PAINTED
 WHITE- BLINDS TURQUOISE BLUE



"A"
 "FIVE-ROOM"
 "CEMENT-BLOCK"
 "HOUSE"





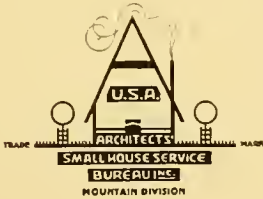
Plan No. 503

THIS type of house has become extremely popular on the Pacific coast and throughout the middle west. Its general character is of the Italian style. For the exterior the designer contemplates the use of hollow tile walls, stuccoed in light pink tone in a float finish. The roof is to be of Mission tile in variegated colors of reds and browns and grays, and the woodwork should be stained to produce the effect of weathered pine. The shutters painted a light blue and the wrought iron railing of the terrace should be painted a warm gray. The arched doorway, a feature not uncommon to this type of house, is emphasized by the buttresses, the gable and the wrought iron lamps, which latter should be finished in a color to harmonize with the wrought iron railing. The absence of a porch roof insures a very light and bright house and the light may be softened by closing the simple but almost solid outside blinds.

The living room is spacious in size, contains a large fireplace, and the chimney is placed so that it may also be used for the kitchen range. The dining alcove is in a secluded corner and overlooks the garden. The kitchen is of ample proportions, of excellent form and contains the usual complete equipment essential to the modern kitchen. The kitchen is accessible to the rear through the entry in which is also placed the basement stairs, and a corner for the ice box. An economical arrangement for the sleeping portion of the house is planned by placing the bathroom between the two bedrooms, making it possible to reach the bathroom from either of the bedrooms. Each bedroom has two exposures and a large closet. The bedroom facing the garden is reached through a private hall. Altogether the plan is most compact, and every foot of space is made to count in the general arrangement.

The basement, which is only partially excavated, contains a laundry, heating room, fuel room and fruit room.

This is a most practical and popular type of a stucco house designed in the bungalow style, and while it is primarily a western type of house, it is well suited to almost any section of the country.

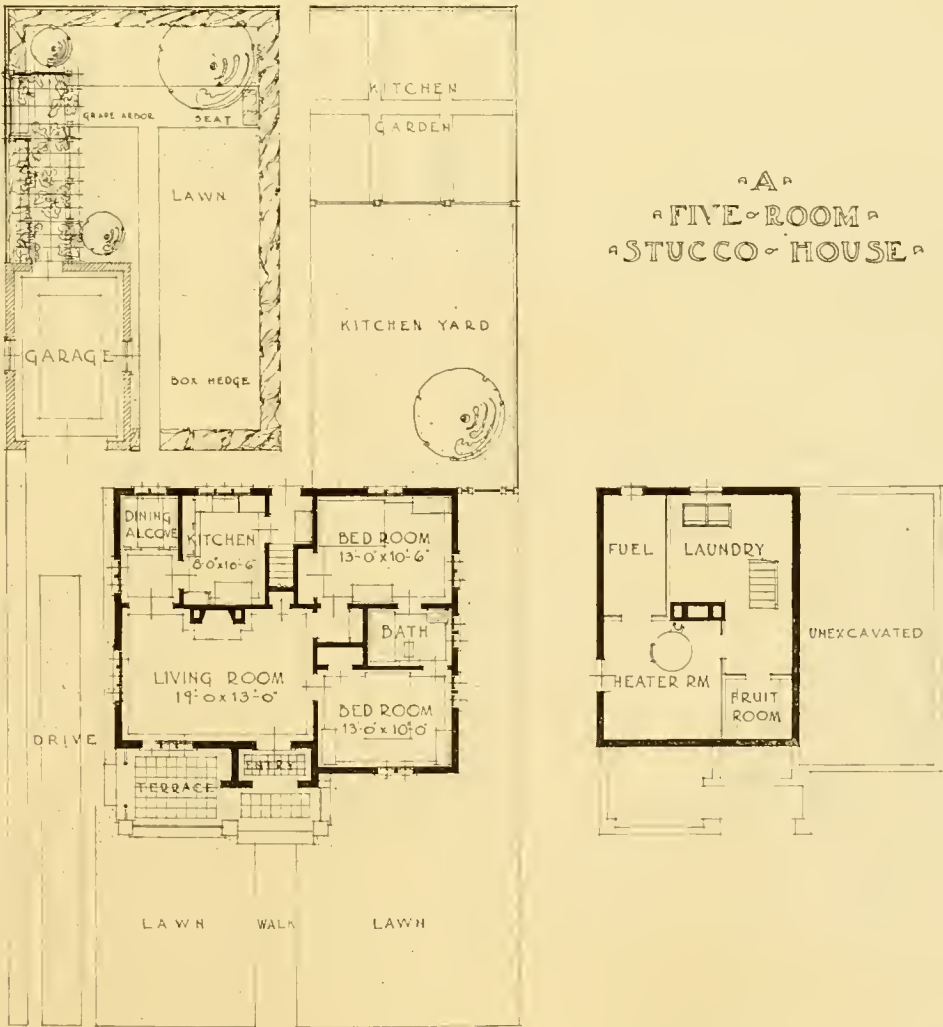


CUBIC CONTENTS

LIVING RM + KITCHEN	536x20=10720
BED RM + BATH	401x15= 6015
PORCH	128x3= 384
TOTAL	17119

NOTES

- WALLS + TERRA COTTA TILE
- WITH LIGHT PINK STUCCO - - -
- FLOATED FINISH + ROOF - - -
- VARIEGATED MISSION TILE -
- EXTERIOR WOODWORK - - -
- STAINED WEATHERED PINE
- SHUTTERS PAINTED LIGHT -
- BLUE - IRONWORK TO BE GRAY -





Plan No. 504

THIS design has a dignified and distinctive appearance and is of stucco on hollow tile construction. The plain wall surfaces of the front, the close Italian cornice and arches, the wrought iron balustrade of the porch built within the main body of the house, the attractive wrought iron balcony and wrought iron gates combine in giving the house an air of individuality which will leave a pleasing and lasting impression with the passerby since it possesses a quality which is rarely seen in a house of such small dimensions. The style is based on Italian precedent and suggests many of the interesting houses being built in California today.

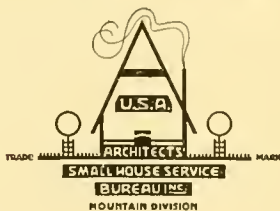
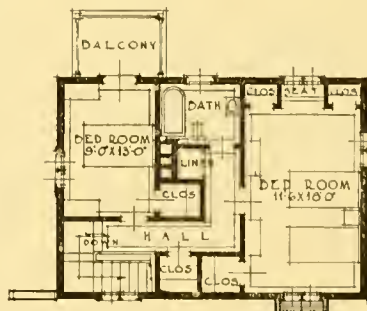
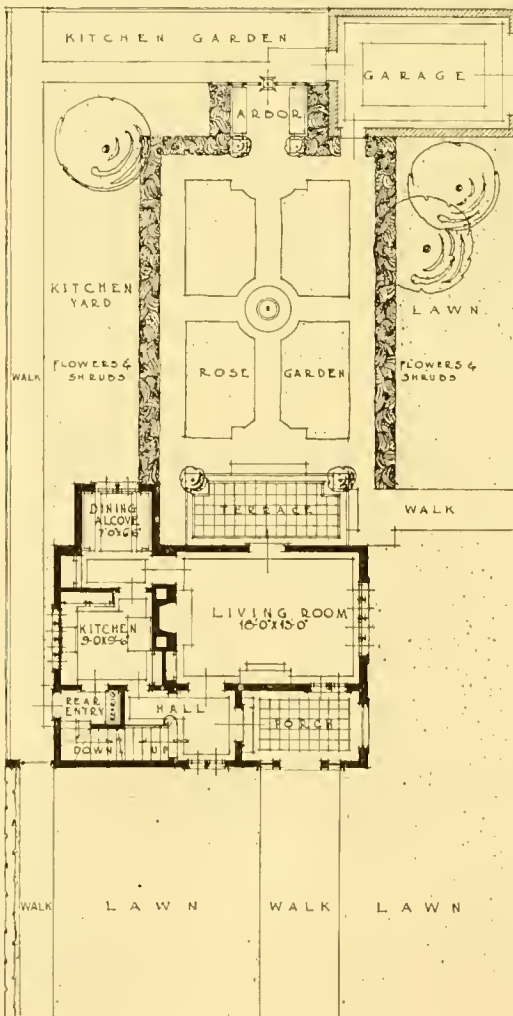
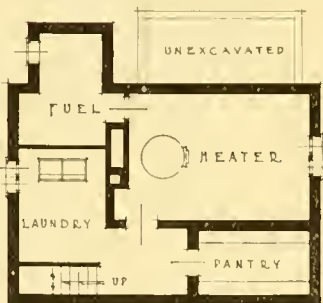
Entering the hall through the porch one obtains a glimpse of the living room. The hall is compact and affords ample circulating space around the entrance door. The living room is large and spacious with its beautiful fireplace and a group of four windows on the opposite wall. The French doors opening onto the garden terrace with a view into the garden add a pleasing feature.

In the featuring of the garden as planned in the majority of our houses, one obtains a beautiful view of the garden across the open terrace. The kitchen is of ample size with every detail known to the modern kitchen and is beautifully lighted. Opening off the kitchen is a dining alcove from which is obtained a view of the garden. The built-in features of the dining alcove in addition to the table and wall benches includes a recessed china closet. The dining alcove provides for a very compact arrangement and is popular for the reason that it offers every advantage of a dining room yet takes up very little floor space. It reduces the cost of building and housework. The kitchen is reached through a rear entry from which the basement is also reached. Space is provided for a refrigerator with a storage cabinet above.

The second floor includes two large bedrooms, one of which extends the entire depth of the house with light on three sides. This bedroom is also provided with three closets and a broad window seat at one end and a wrought iron balcony at the other end. The smaller bedroom is provided with a large closet, and French doors leading to a balcony which may be enclosed as a sleeping porch should the owner so desire. A linen closet and a large clothes closet open off the hall, and a large amount of closet space in this bedroom floor is a most unusual feature but one greatly appreciated by the modern woman. The bathroom is large and airy and conveniently placed.

CUBIC CONTENTS	
MAIN PORTION	662X28=19,096
DINING ALCOVE	51X19=969
TOTAL	20,065

NOTES
WALLS 6 INCH TILE COVERED WITH
FLOATED FINISH CREAM STUCCO
VARIEGATED SPANISH TILE
ROOF EXTERIOR WOODWORK
PAINTED DULL BLUE



A
FOUR ROOM
STUCCO HOUSE



Plan No. 505

THIS well-planned bungalow possesses unusual merit. It will appeal strongly to the home builder who desires not only a convenient arrangement, but also low cost. While excellent in plan, the design of the exterior has not been overlooked, and, although it possesses a utilitarian appearance, good architectural qualities are not missing.

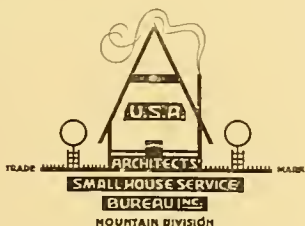
This bungalow is of a type more or less universal, as it readily adapts itself to the many varied climatic conditions of this country, being quite suitable for either city, suburb or country. While there is a growing tendency towards placing the porch of the small house towards the garden, there are a great many home builders who still cling to the "front porch," and this type of house is planned for those preferring this arrangement. The porch coming under the main body of the house permits of good roof lines, and the brick gables, the interesting chimney, the arched porch entrance, the flower box and shutters, combine details not only attractive but harmonious, resulting in a most compact and attractive type of house.

The living room which is reached through an enclosed entry, has direct access to the porch through casement windows. The attractive brick fireplace arranged on the inside wall is connected with the chimney used for the kitchen range and heater; and it is in giving due consideration to such matters of construction as this that makes for economy. The dining room is lighted on two sides, and has direct access to the unusually spacious kitchen with its complete equipment, the various units of which are well placed in relation to the kitchen use. The kitchen is reached from a rear outside entrance, in which is also contained the stairs to the basement. An added feature of the kitchen is a closet for storage purposes.

The two bedrooms are reached through a private hall off of which also opens the bathroom, a linen closet and an "extra" hanging closet. The bedrooms are provided with large closets.

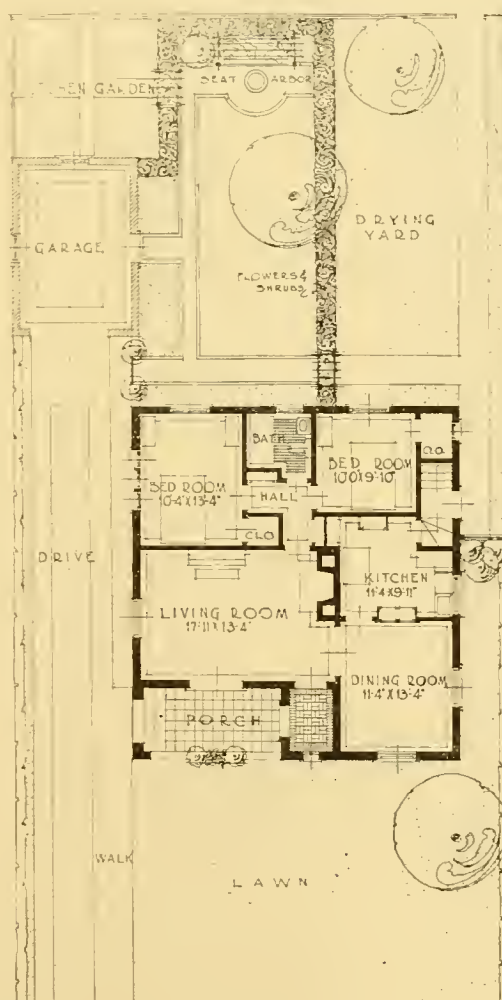
A cool house is insured by cross ventilation, and, with light on two sides of the principal rooms, well-lighted, sunny rooms are insured.

The exterior walls should be of variegated colors of tapestry or stiff mud brick in reds and browns. The roof should be stained a light green, the wood-work painted white and the outside blinds a bottle green.

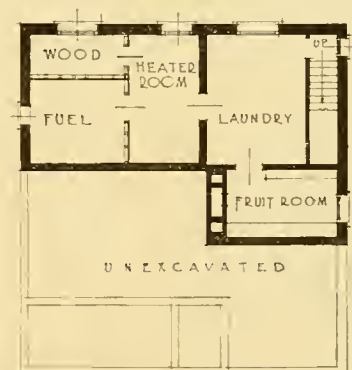


CUBIC CONTENTS
 EXCAVATED PORTION 576X20X1920
 UNEXCAVATED PORTION 516X14X7252
 PORCH 9115-455
 TOTAL 19,627

NOTES
 WALLS - VARIEGATED TAPESTRY
 OR STIFF MUD BRICK & ROOF -
 GREEN STAINED SHINGLES -
 EXTERIOR WOODWORK - -
 PAINTED WHITE - BLINDS PAINTED
 BOTTLE GREEN - - - -



**FIVE-ROOM
 BRICK-HOUSE**





Plan No. 506

THIS distinctive house of Italian origin is an excellent example of a house planned and designed to suit modern conditions and requirements. Simple in outline and romantic in character, it will strongly appeal to the builder who looks for individuality in his home. Its general form is unusual and the treatment of the angle nook and the chimney is most delightful and impressive. The break in the roof caused by this chimney treatment adds very much to its softness of outline. The arched entrance doorway with its hand-forged wrought iron straps, the attractive lantern and the boldness of the drain pipe gives to the house a bit of color and features the usually despised drain pipe. The attractive gables with their narrow arched ventilators, the close cornice, the casement windows, with the solid outside blinds, combine a few interesting details, all of which add in creating a successful whole and a happy blending of the various units. The treatment of the garden porch, with its flat arches, is also an interesting acquisition.

The materials contemplated for the exterior include hollow tile walls, with cream colored stucco in a trowel finish, a red tile mission roof, with the exterior woodwork stained a dark cypress, a treatment so often used in the Italian homes where the woodwork is left in its natural color and allowed to weather into a beautiful grayish-brown tone.

For a house of these dimensions the living room is unusually large and is reached through a front entry containing a generous coat closet. The two outstanding features of this living room are the most unusual angle nook with bookcases, and its easy access to the garden through full-length casement doors opening onto the garden porch. The living room is exposed on three sides, insuring a well-lighted room, while ample wall space is provided for the living room furniture. A living room twenty-five feet in length is most unusual for a house of this size and cost. Opening out of the living room is the dining room which faces the garden, and which also opens onto the garden porch. The bedroom portion of the house is private and secluded, and the bedrooms with the bathroom between are reached through a private hall. The bedrooms are of good size and contain unusually large closets. One hanging closet and one linen closet are also provided for in this hall.

The kitchen is unusually well planned with its working space along the outside wall under the window and built-in kitchen cabinets, with one placed in close communication to the dining room door for serving purposes when the dining room is in use. A storage pantry is also provided and the ice box space is well placed in the rear entry. The basement stairs are accessible both from the kitchen and from the outside, and permit of their being used without entering any portion of the house.

The basement is partially excavated but it is of ample size to meet all the demands made upon it for this house. The basement includes a heating room, laundry, fuel room, and a large store room which may be subdivided if desired.

The garden plan for this house is unusually attractive and if followed by the home builder will become a source of joy in the summer months.

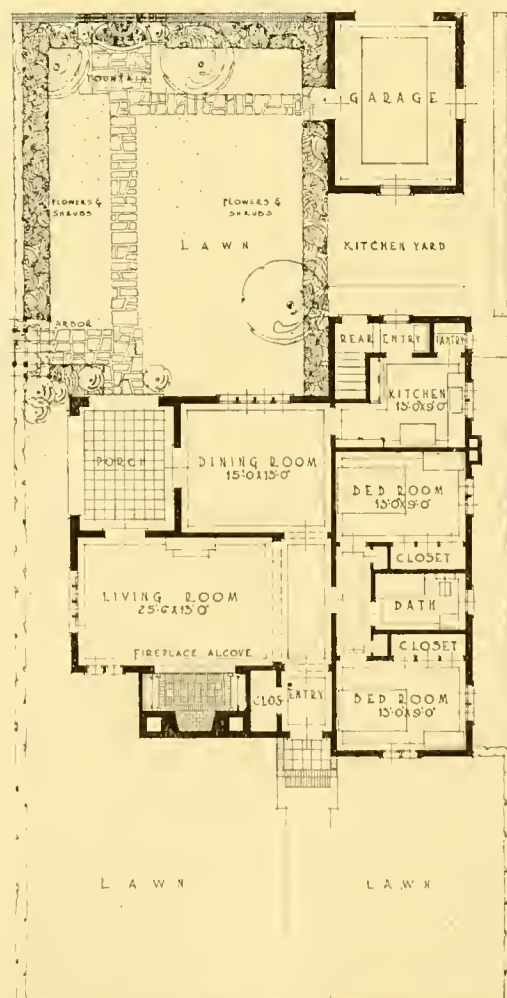
This house offers all the privacy, comforts and convenience of a well-planned home, and will be found most livable, and at the same time distinctive and out of the ordinary.

CUBIC CONTENTS

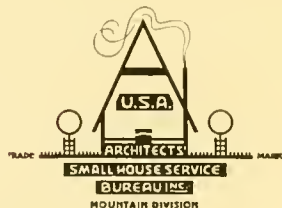
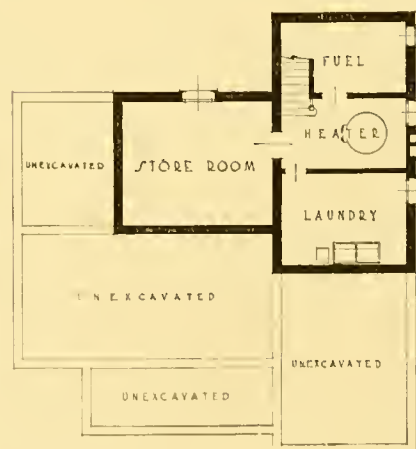
LIVING RM-ENTRY	513X15 = 7,795
BED RM-BATH	261X15 = 3,915
KITCHEN-BED RM	384.25X20 = 7,685
DINING ROOM	216X20 = 4,320
PORCH	145X7.5 = 1,088
TOTAL	24,803

NOTES

- WALLS-8 INCH TERRA COTTA TILE WITH CREAM COLORED STUCCO TROWELLED FINISH
- ROOF TO BE RED MISSION TILE & EXTERIOR WOODWORK STAINED DARK CYPRESS



A FIVE ROOM STUCCO HOUSE





Plan No. 507

NO HOME can be called modern or in any way complete without a commodious and comfortable living room. The living room in this house will be found equally delightful in both winter and summer. Desirable in summer for its light on three sides insuring cross ventilation, and its close intimacy with the terrace and garden; while in the wintertime the fine open fireplace, with windows on either side and ample wall space for the furniture, will appeal strongly to the tired home-comers and give them ample opportunity to relax both mind and body. This compact home with its rectangular form and direct plan insures the utilizing of every foot of space in the house. Little space is wasted in the hall, which in fact is merely an entry with the stairway directly opposite the door. The spacious openings into the living room and large dining room are so placed that one must cross the hall from the living room before entering the dining room, giving it an ideal position in the general plan.

The kitchen is spacious and compact. Practically all of the work may be done on one side of the kitchen and the steps of the housewife are bound to be very few in performing the kitchen duties. The kitchen is reached from the outside and rear through a passage in which is contained the ice box with space for storage cupboard above; the passage also serves as an entrance into the basement, which comes directly under the main stairs and permits one to go directly to the basement without entering any of the rooms of the house.

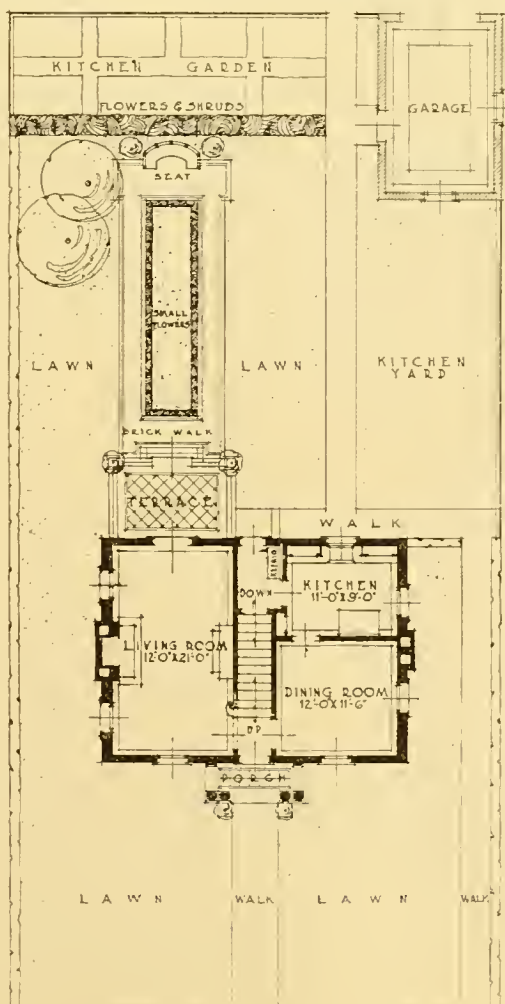
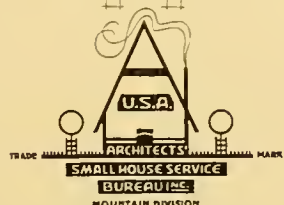
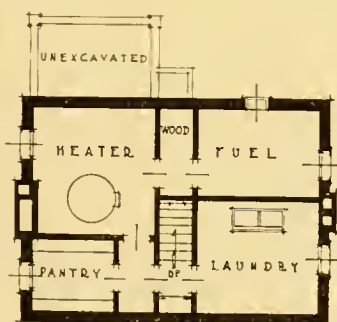
The garden, like many of the gardens designed by this Bureau, possesses much charm and privacy, and may be completely separated from the kitchen yard by a fence or hedge and also from the garage which occupies a corner of the building site.

The second floor contains two beautiful bedrooms with light on both sides, with ample provision for closets and a spacious bathroom. The large bedroom will appeal strongly to the house owner, with its abundance of light and wall space. This second floor is wonderfully compact and little space is wasted on the usual second-floor hall.

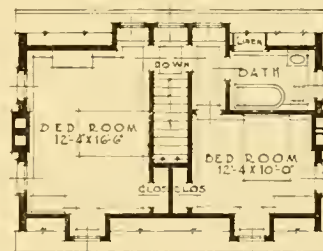
The exterior, which is a Colonial type of house, has a most charming entrance with well-placed, clean-cut, attractive dormers, and its wood shutters with inserts add much to the charm of the dining room and living room windows. The plans call for a house with a brick exterior, with brick gables and chimneys and a shingle roof. The color scheme should consist of broken tones of common red brick, green roof, white paint for the woodwork and green shutters. This house is straightforward in design and its economical planning is carried into the interior, where every foot of floor space is utilized to advantage.

The general arrangement is informal and livable and has an air of spaciousness. We would strongly recommend this home to people of refined taste who appreciate a straightforward, conservative type of house and one which will make one's money go as far as possible.

-CUBIC CONTENTS-	
MAIN PORTION	686.25 X 24 = 16,470
PORCH	40 X 4 = 160
TOTAL	16,630



-NOTES-
WALLS TO BE HARD BURNED ---
BRICK & ROOF TO BE PURPLE ---
& GRAY SLATE & EXTERIOR ---
WOODWORK PAINTED WHITE ---



-A-
-FIVE-ROOM-
-BRICK-HOUSE-



Plan No. 508

THIS design suggests a type of house being built today in the devastated section of Northern France, and while it may not be distinctly French in character, it is a type of house which is very popular, not only in France but in some of the new town planning sections of England. The house, while not a full two-story, provides a roof which makes two good bedrooms and a bath on the second floor possible without destroying the pleasing effect of the exterior. It is quaint in style but simple and dignified. The house is designed with a brick base and a brick chimney. The brick walls to the first story and the frame construction for the second story are stucco finish above the brick base.

The basement provides for a laundry, heating and fuel rooms, storage and a small cellar pantry.

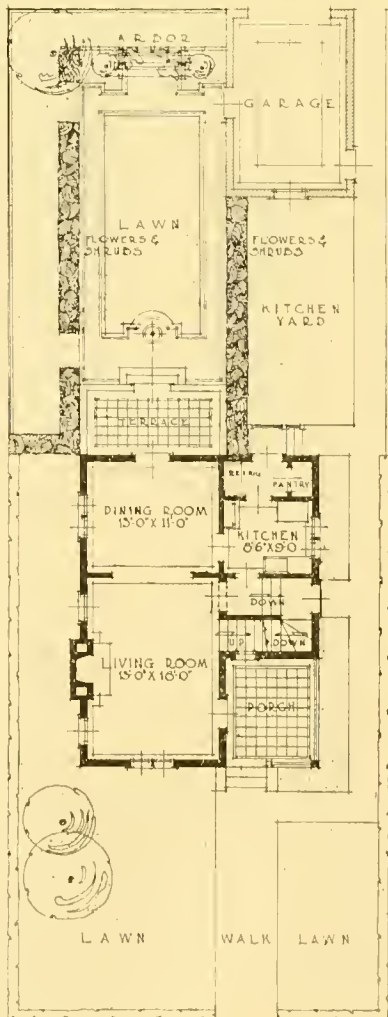
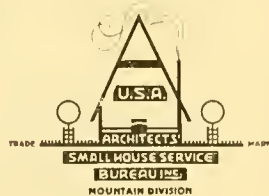
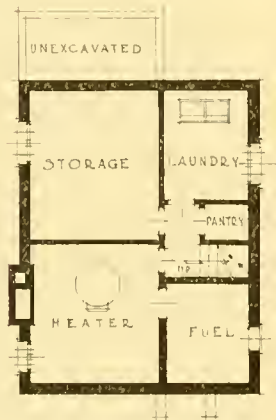
The main floor consists of a hall, living room, dining room, kitchen and enclosed rear porch. The living room is very comfortable, with a large fireplace, having windows on either side, and a group of three windows overlooking the street. The large opening between the living room and dining room gives the principal rooms an air of spaciousness. The dining room is of ample size and has French doors opening onto the terrace. The kitchen is strictly modern, very compact, and provided with every feature necessary for the ideal kitchen. Provision has also been made in the garden for the kitchen yard and a garage. The living room and front door are easily reached from the kitchen, reducing in a short time many steps of the occupants. A combination porch and pantry opens off the kitchen with ice box space and storage cabinet above.

The basement is reached through a rear hall, making it possible for one to go to the basement from the outside door without passing through any of the rooms.

The second floor contains two bedrooms with two large closets for each, also a linen closet opening off the hall, and a bathroom conveniently located. Both the first and second floors give one an impression of a well-lighted and spacious house. The rooms are not only of good size in themselves, but their size is apparently increased by the use of the large openings between the principal first floor rooms and porches. Every foot of space has been used to advantage and additional space for storage may be obtained in the attic reached through a scuttle in the second-floor hall.

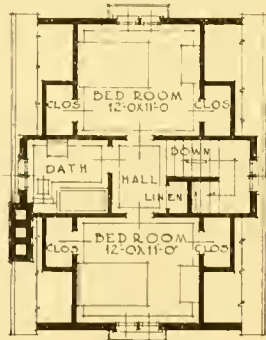
CUBIC CONTENTS

MAIN PORTION 720.5 X 28 = 20,398
TOTAL 20,398



NOTES

WALLS - CREAM COLORED STUCCO
TROWELLED FINISH - DACK - - -
PLASTERED ON METAL LATH - - -
BRICKWORK - VARIEGATED - - - -
TAPESTRY BRICK - ROOF VARIEGATED
SHINGLES - EXTERIOR WOODWORK
STAINED DARK OAK - - - - -



FIVE ROOM
STUCCO HOUSE



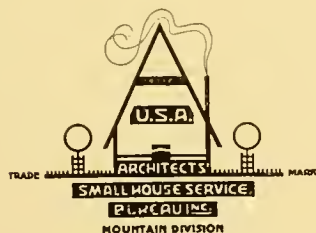
Plan No. 509

THIS house is very elastic in plan and is so arranged that various combinations for the uses of the rooms may be made in accordance with the requirements of the owner. It is of Spanish origin, built of hollow tile and finished in a cream colored stucco finish. Its interest will be further enhanced by using a color combination of variegated tones of reds for the tile roof, with the exterior doors and window sash painted a light red and the frames stained a silver gray. The iron work should be painted green in order to be in full harmony with the balance of the color scheme. This house is of more than passing interest to the casual observer. The gable treatment, one of which is stepped, with its drain spouts extending through the wall to release the water from the flat deck, is largely responsible for the distinctive quality which this house seems to possess. Add to the gable treatment the old-fashioned door with its hanging lantern, its unusual treatment of the ramps of the entrance steps, together with the simple wrought iron work, its interest is greatly increased.

In conformity with this character of house the entrance covered porch is omitted, and the main entrance and a terrace porch are substituted, with the main entrance door leading into the living room. This living room has two exposures, has a well-balanced wall with a fireplace in the center, with large openings leading to the sun or sleeping porch, and the dining alcove with its close communication with the garden. The sun or sleeping porch is very large and contains a closet which is intended for a wall bed, so that this unit may be used day and night. The dining alcove is well placed between the living room and kitchen and will serve all dining room purposes in a satisfactory manner. The kitchen is reached through the outside entry in which is also contained the stairs to the basement, with direct access to the out-of-doors. The kitchen is compact and spacious and is accessible from the living room as well as through the inside bedroom hall. The attractive bedroom has exposures on three sides and has ample closet provision. A linen closet is provided and a bathroom which adjoins the kitchen combines the plumbing.

The basement is only partially excavated but contains a heater room, fuel room and laundry.

This house combines the qualities of a well-arranged home, with an unusually interesting floor plan, and while it is simple in outline, it possesses interesting features of lasting beauty which come only from good lines and proportions.

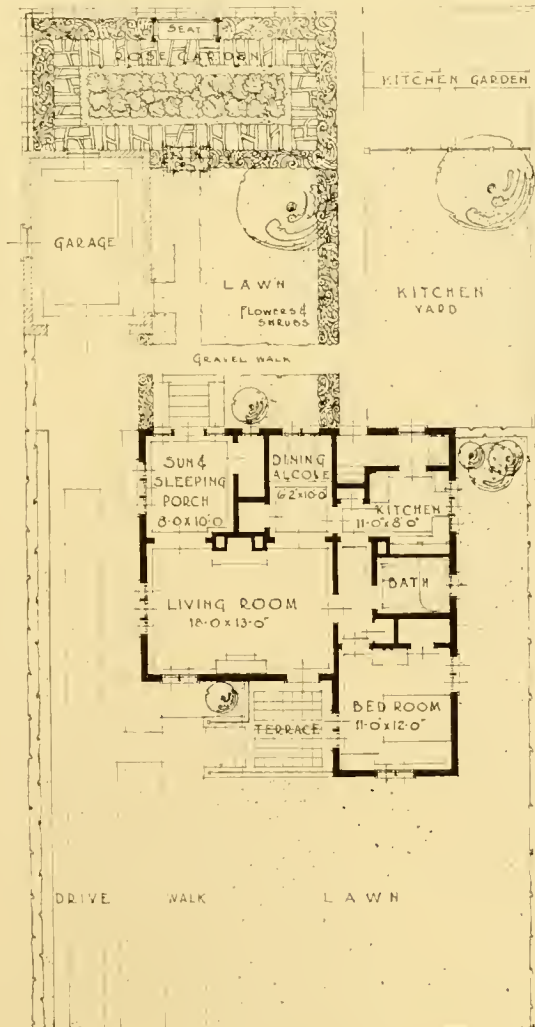


CUBIC CONTENTS

LIVING RM	255x17=4335
BED RM+BATH	284x17=4828
SUN RM+KITCHEN	351x21=7371
TERRACE	81x2=162
TOTAL	16,696

NOTES

WALLS 8 INCH TILE COVERED -
WITH TROWELLED CREAM STUCCO
ROOF VARIEGATED MISSION -
TILE & EXTERIOR DOORS -
WINDOW SASH PAINTED LIGHT
BLUE - FRAMES STAINED SILVER
GRAY & IRONWORK PAINTED GREEN



A
FIVE-ROOM
STUCCO-HOUSE



UNEXCAVATED

Decorating and Furnishing the Small House

BY CHARLES SPENNER

THE architect should be an important factor in the decorating and furnishing of the home. On his shoulders rests the responsibility of obtaining that fine sense of proportion and the proper division of space necessary to make the rooms livable. He can also improve the general character of the rooms by providing well-designed and properly-proportioned mantles, simple plaster cornices, built-in bookcases, radiator enclosures, etc., combining these details with skillful conservation of space in the arrangement of the rooms, eliminating all unnecessary passages, and by the judicious placing of partitions and stairways. In addition he will give considerable thought to, and make provision for, adequate lighting and ventilation, and plan numerous labor-saving devices, all of which are essential to a well-arranged and comfortable home.

The plan of the house should form the basis for its proper furnishing. A careful study of the numerous plans in this book will reveal that ample space has been provided for the important pieces of furniture required in the various rooms, and particularly in the living rooms of the smaller one-story houses.

When the home builder has completed his house it is usually found that in its erection almost every available dollar has been devoted to the actual building, with the result that an adequate sum of money has not been set aside to permit of proper decorating and furnishing. This mistake should be carefully guarded against, since a beautiful house poorly decorated and furnished will never be a successful home.

Generally the home owner is not accustomed to the selection and purchasing of appropriate furnishings and decorations required for a new house, and, as only the professional decorator is able to visualize the completed interior, and to appreciate the numerous details entering into its furnishings, it is advisable to consult an interior decorator.

The larger as well as many of the smaller stores which sell house furnishings retain on their staff trained and experienced decorators, who have an intimate knowledge of the market and of the correct use of materials, and who can usually save the house owner money by reason of their experience in decorating and furnishing houses complete. Economical and very satisfactory results are obtained in giving the owner full value for the stipulated amount that he feels able to spend.

By careful examination of the plans for the house, the decorator is able to study the requirements and to apportion to each room its share of expense. This will cover the treatment of the walls and ceilings, the floor coverings, curtains, draperies and furniture. He will suggest suitable and effective color schemes for the various rooms, submit for the owner's choice appropriate drapery fabrics, and assist in the selection of floor coverings and furniture. His aim will be to provide for the home builder a comfortable and attractive place to live in without an undue expenditure of money. This method results in a complete and satisfactorily furnished interior having an artistic unity rarely obtained when the owner attempts to carry out the decorating and furnishing without professional advice.

The treatment of the walls and ceilings should receive the first consideration. Painted walls and ceilings in a flat finish or brush stippled are very satisfactory and more sanitary than wall paper. They have the advantage of being easily washed when soiled. Walls may be painted in plain colors or in two-toned blended effects. If the home owner prefers a design on the walls it is advisable to use wall paper.

The success of painted walls depends largely on the proper selection of colors which harmonize with the existing woodwork in the various rooms and advice should be sought from the architect or decorator who is experienced in this work. The walls should form a good background for the furniture, mirrors and paintings; therefore light neutral colors are best, such as cream, warm grey, buff, putty, etc. Dark colors should be avoided in the small house as these absorb light and contract the rooms. On the other hand, light colors reflect light and increase the apparent size of the room.

Sharp contrasts between walls and ceiling are to be avoided. The ceiling should tone in with the wall but be of a lighter shade. If the floors are of a dark color, the walls should be lighter and the ceiling still lighter in color. This combination produces a harmonious effect and will add to the apparent height of the room. The mistake is often made of finishing the floors too light.

Color is an important factor from the standpoint of health and happiness, so that in addition to its being an indication of good taste, a certain amount of restfulness and peace of mind is assured in living in rooms with proper wall and ceiling colors.

The selection of draperies and floor coverings depends, of course, upon the wall treatment. Draperies of figured materials should be used when the walls have solid colors and plain fabrics are preferable against a patterned wall. While this rule should not be too closely adhered to, it will usually be found advisable.

Next to the walls, draperies form the background of an interior, and in their selection and correct use one would do well to obtain the best possible advice. Not alone as regards the selection of suitable fabrics, but in choosing a style of window treatment careful consideration must be given to the specific requirements of the particular windows to be curtained.

In the draping of windows and door openings color will play an important part, and among other factors a room's exposure and lighting must be considered. North rooms become more cheerful and livable when treated in warm color schemes, such as mulberry and fawn, rose and French grey, corn yellow or old gold; while interiors having a southern outlook are usually more satisfactory when draped in blue and taupe, green and gold, turquoise and fawn, orchid and other cool color schemes.

For the main rooms of a small house casement curtains made of ponge silk, silk gauze or sunfast casement cloth, and arranged to draw, are very satisfactory. These are hung with traverse attachments by means of which they may be drawn back partly, or entirely, when desired, admitting more light and permitting an unobstructed view outdoors. At night when drawn together for privacy, they take the place of shades unless a thin gauze is used. For the bedrooms, sash curtains of plain filet net hung straight, or ruffled curtains of point d'esprit looped back at the sides, are always good.

The question of overdraperies for windows demands much thought, for each window presents its own individual problem. In a small house with window casings stopping at the sills, light weight fabrics should be used, and the guaranteed sunfast materials have their advantages. They do not require lining and will remain permanently attractive. The mistake is often made of draping windows with heavy pile fabrics like velours, velvets, and even mohairs, in small rooms with short windows and low ceilings. Besides being suited only to pretentious houses containing large and formal rooms, they are dust collectors and expensive. Such materials may be used at door openings between rooms, but should be avoided at windows.

Valances improve the decorative treatment of wide windows in two or three sections unless they are very low, and, in addition, hide the brass rods and traverse attachments of the sash curtains as well as the shade rollers.

From a decorative standpoint, plain or two-toned rugs and carpets are best for the small house, especially if the walls have a design. Figured walls, figured rugs, and figured furniture coverings, when combined, generally result in a confusion of patterns and colors. Genuine hand-woven Orientals are, of course, always desirable, as the majority of them have artistic merit and possess unexcelled wearing qualities. However, large rugs of this type are expensive, and for a small house with simple furnishings, they appear out of place, as they call for more elaborate decorations. On the other hand, one or two small-sized Orientals placed upon a plain neutral floor covering, in front of the fireplace, piano or davenport, give considerable decorative value by adding an additional color note to the room.

The floor is always the foundation of a room and is to be treated as such. Its covering should first be darker than the walls, and secondly, be neutral and quiet in color and general effect. On such a floor covering the furniture will show up to much better advantage and allow greater scope in the choice of upholstery fabrics and draperies. If the rugs or carpets of adjoining rooms are all of the same color it will increase the apparent size of the interior; this being an important consideration in a small house.

For plain rugs or carpets, the seamless Chenilles are the most desirable. They can also be had in two-toned effects on which footprints will show but little. They cost no more than a first quality figured Wilton, have a soft thick pile of wool with an all-wool back, can be had in a wide range of stock colors and are made seamless up to thirty feet in width, and any desired length. Next in quality and price range are the plain Axminsters, which can be had seamless up to twelve feet in width. If a lower priced carpet is wanted, a good quality Wilton velvet will look well and give satisfactory service, but this requires seaming as it is usually made only in 2-feet 3-in, 3-feet and 4-feet 6-inch widths.

In the selection and arrangement of the furniture, much dependence should be placed on the trained decorator who has made a study of furniture styles, and is familiar with the various woods and upholstery fabrics used.

The general standards of living of the American public have been definitely elevated, with the result that there is an increased demand for better and more comfortable furniture. The manufacturers

have met this demand by producing furniture far superior in design, in construction and finish, than obtained a decade or more ago.

Attention has been called in the description of some of our houses to the possibility of furnishing rooms in order to provide a more elastic type of plan. Some of the plans provide living rooms which may also be used as dining rooms. This is made possible by the use of drop-leaf or gate-leg tables, which serve the double purpose of living room or library tables, and dining tables during meal times. Tables of this kind add to the general utility in the furnishing scheme of a room.

In some cases it is necessary also to provide for a bed in the living room. This requirement is ordinarily met by using a bed davenport, and while this type of furniture cannot be recommended, owing to its usual unattractiveness, nevertheless such pieces are practical, as they can be converted into comfortable beds at night through the means of a simple mechanical device, which forms a part of their equipment. By providing furniture which serves two or more purposes, it is possible to obtain a more intensive use of floor space, and to offer conveniences and accommodations in about half the space usually required and at much less cost.

Rooms with enameled woodwork and mahogany finished doors are best furnished with mahogany or walnut furniture and for bedrooms of this type enameled sets are also very appropriate. Interiors having oak or walnut woodwork with rough, sand-finished walls as found in Spanish, Italian or early English houses, call for oak or walnut furniture. Such oak pieces must be made of carefully selected quartered white oak having a small figure and close grain and given a dull wax finish. The so-called highly varnished golden oak furniture ought to have no place in any home, but be committed to the wood pile.

The general character of the furnishings of the living room should be in keeping with the architecture of the house, although strictly Period Rooms are not advocated, these being more or less formal. A little variety in styles of furniture lends interest to a room provided they go well together, and are in correct scale to one another and the room itself.

Three-piece living room sets cannot be recommended, it being better to have no more than one chair match the davenport, with a few odd chairs. Overstuffed davenports and lounging chairs of the English type with graceful scroll arms and not too bulging upholstery, are preferable to the cane pieces; they are more comfortable and if well constructed and upholstered give better service. However, overstuffed pieces with big wide spring arms should be avoided; they are bad in design, clumsy looking and ungraceful.

Coverings for seating furniture must harmonize with the draperies and floor covering in the room. Next in importance is their durability since cheap covers that will give but one or two years' service are not economical. In this connection, plain and figured mohairs or hand-blocked friezes cannot be too highly recommended, and although they cost more than cotton velours or tapestries, their value in service and satisfaction is far greater.

Regarding design, simplicity and good proportion, combined with flat surfaces of beautiful cabinet woods, should be the keynote for furniture going into a small house. Cheap ornamentation in the form of applied carving or composition, besides being in bad taste, only collects dust.

In the selection of his furnishings the home builder should seek the following qualities: Utility, comfort, simplicity in design, good construction and finish. Furniture possessing these features will be a source of never ceasing pleasure and a good investment indeed.

In conclusion, let it be stated that while original cost must generally be considered it should not govern entirely, for in the long run it is quality and service that count, so that the cheapest often proves to be the most expensive in the end. It is far better to purchase only the most needed pieces in the beginning, but have them good, and using them as a foundation add a suitable piece now and then as funds become available, than to fill a house with badly-designed and poorly-made furniture.

The importance of having a house tastefully and harmoniously furnished will be fully appreciated when we stop to consider that environment is one of the strongest factors in man's development. It is in the home that he spends the major part of his life and it is there that the child gains its first impressions. It therefore follows that harmonious colors and attractive surroundings will exert a strong influence toward developing artistic sense and refinement of taste.



Plan No. 510

FOR a home of dignity and reserve this house will rank very high with any house of similar size and cost. It is planned for a fifty-foot lot, and is suitable for any part of the country. The entrance has an air of individuality and forms, perhaps, the most interesting detail of the house. This house might be called a street "type" of house with its broad front and rather severe but attractive lines.

The construction calls for exterior walls of hollow tile with a stucco finish in a cream color. The roof is to be shingled and should be of variegated colors of greens and browns, and the outside blinds or shutters should be of a color to harmonize with the roof. The flower boxes below the large group of living room windows and above the entrance will add a touch of color to the stucco. The rear entrance door, while close to the main entrance doorway and in direct communication with the street, is at the same time very cleverly secluded by the garden wall, which forms a screen.

The lower floor contains a small entrance hall with the stairway nestling very snugly on one side and exposed to the living room, giving the hall and living room an air of openness. The rear entry leading to the kitchen is also reached through this entrance hall, bringing the kitchen in close communication with the front door and making it unusually accessible to the service portion of the house. The large living room is exposed on three sides, and the garden offers a beautiful view through the full-length casement doors leading to the garden porch. The porch is contained in the main body of the house, a feature which is not only economical, but insures an attractive corner in summer and reduces the exposure of the living room in the winter months. The living room contains a fireplace of good proportions, and ample wall space for the furniture. The dining alcove is well placed and possesses three interesting features; a large opening into the living room, a triple window extending across the full width facing the garden, and full casement doors to the garden porch. This dining alcove also contains two combination china cabinets which are also accessible to the kitchen and which may be used as "pass closets" in serving the meals. The kitchen is an unusually large one for a house of these dimensions, and contains the usual complete equipment planned for all of the kitchens in this book. Its working features are compact and well placed, and the two exposures insure a well-ventilated room. The rear hall contains the basement stairs and a recessed space for the ice box with store cupboards above. The rear entry, which opens off of this rear hall and which is accessible both to the service yard and the street, contains a closet for brooms and other kitchen utensils.

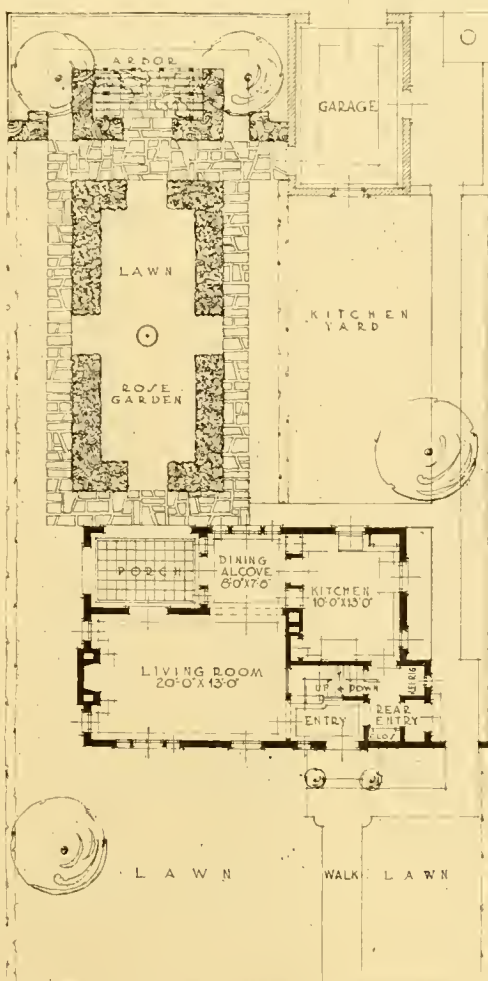
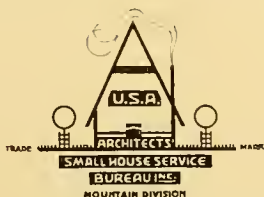
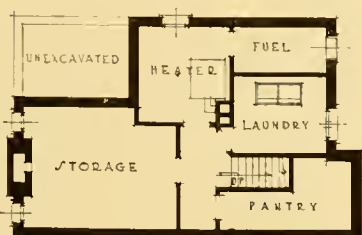
The main stairs to the second floor contains a broad landing window. The second-floor hall, which is of minimum size, opens into one exceedingly large bedroom, with ample closet space, off of which opens a spacious sleeping porch large enough for two beds. The smaller bedroom also has direct communication with the sleeping porch. The bathroom is in close communication with both of the bedrooms, and has the advantage of being placed over the kitchen, insuring an economical plumbing installation.

The basement is fully excavated and contains a heating room, laundry, cellar pantry, fuel room and a large store room.

The garden plan is attractive and will bring joy to any owner. This house is designed along simple lines and, being compact in plan, will be found economical to build.

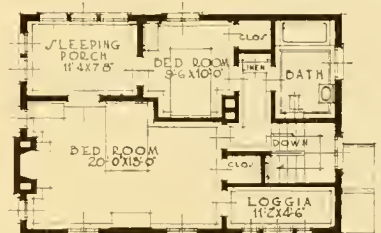
CUBIC CONTENTS

MAIN PORTION	648.75x26=16,868
PORCH	
SLEEPING PORCH	10.2x12=122.4
REAR ENTRY	22.5x10=225
TOTAL	18,317



NOTES

WALLS 8 INCH TILE COVERED -
WITH TROWELLED FINISH -
CREAM STUCCO & VARIEGATED
SHINGLE ROOF & EXTERIOR -
WOODWORK PAINTED WHITE



A
FIVE-ROOM
STUCCO HOUSE



Plan No. 511

WHEN a home owner has spent the major portion of his life in the New England States he usually finds it difficult to be drawn away from the charming type of New England Colonial house as illustrated on this page. While Colonial in style, it is of the real bungalow type adapted to present day conditions and requirements.

The exterior calls for lap siding, painted white with green shutters and green roof, and the chimney should be of red brick. The commodious porch will appeal very strongly to one who seeks the out-of-doors and is, of course, traditional with this type of house. The designer has been most generous with his provision of porch space since the design calls for two porches of equal length, one of which is very broad and in the warm months it is possible to always find a shady corner.

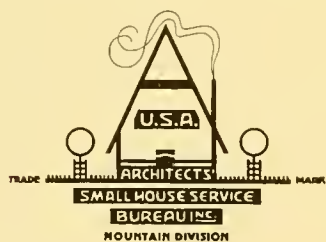
Entering the house through the large porch leading into the living room, an effect of spaciousness is produced. A large fireplace and ample wall space insure a cheerful and beautiful room. The dining room opens into the living room at one end and overlooks the garden, with light on three sides, making the large porch accessible from the dining room as well as from the living room. This porch may also be used for a dining porch.

The compact kitchen is well planned and, taken altogether, this portion of the house is arranged in a most excellent manner as regards its accessibility and privacy. The basement stairs open from the rear and lead directly out of doors.

The bedroom wing possesses all of the privacy of second-floor bedrooms with its private hall, making easy access to the bathroom from the well-lighted bedrooms which have spacious closets and ample space for the bed and dresser.

The basement, although not fully excavated, provides space for all the demands which will be made upon it and contains a large heating room, fuel room, laundry and fruit or cold storage room.

This house is bound to appeal to those who have an understanding and an appreciation of the Colonial style with its slender porch columns opened to the floor, its attractive gable louvers, its close cornice, and its delightful little chimney, giving to the whole the scale and grace that distinguishes the Colonial architecture.

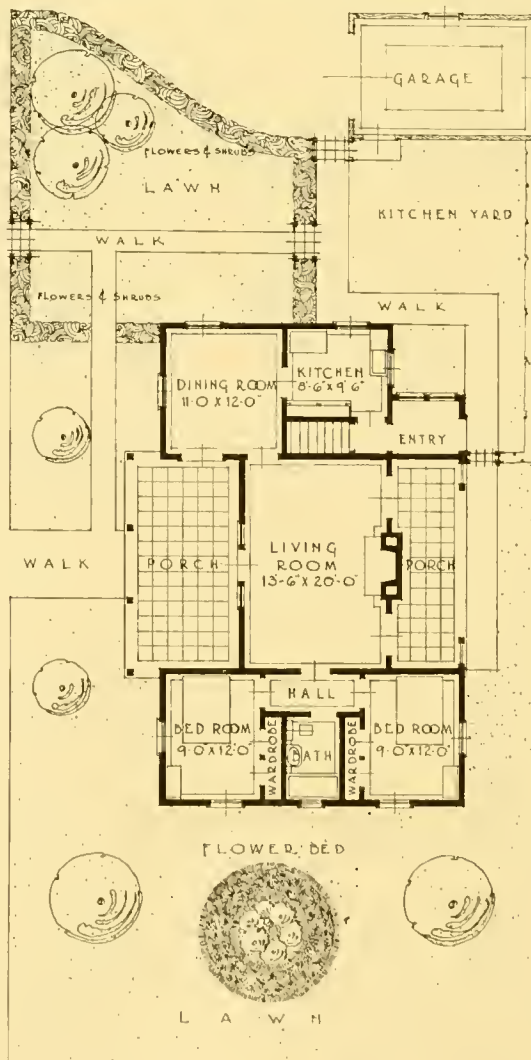
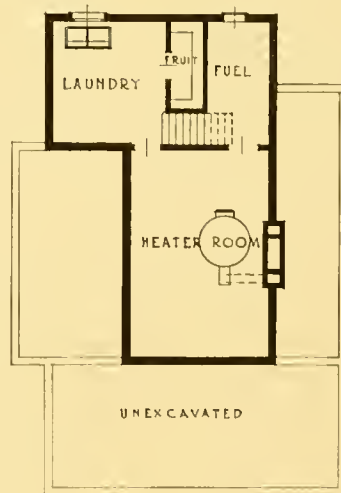


ACUDIC CONTENTS

LIVING ROOM	290 X 20-5800
BED ROOM + BATH	286 X 15-4290
KITCHEN + DINING R.M.	419 X 20-8380
PORCHES	360 X 4-1440
TOTAL	19910

NOTES

LAP SIDING 9 INCHES WIDE --
 PAINTED WHITE & ROOF ---
 SHINGLES STAINED VARIEGATED
 GREEN & SHUTTERS PAINTED
 APPLE GREEN DOOR & ---
 WINDOW FRAMES PAINTED WHITE

A
FIVE-ROOM
FRAME-HOUSE



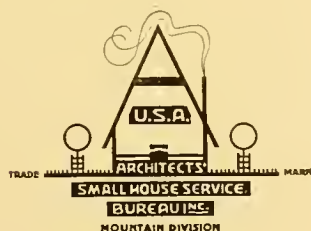
Plan No. 512

THIS stucco house possesses much charm, both from the standpoint of its original plan and the unusual design. The exterior will, however, be equally attractive in a stiff mud-flash or tapestry brick. It contains a small vestibule with a coat closet, a spacious living room with its delightful ingle nook treatment and generous fireplace. This living room has the advantage of having an exposure on three sides with attractive windows. Its full-length casement doors lead to the garden porch and there is a large opening into a spacious dining room which may also be used for a bedroom. There is also one additional bedroom with casement doors opening onto the garden porch, and a triple window overlooking the garden. A large closet is provided for this bedroom. A spacious inside hall forms an interesting central point from which the living room, two bedrooms, bathroom, kitchen and dining alcove are reached. The dining alcove is well placed, is compact, and yet serves all the requirements of a dining room for a small family.

The kitchen is completely equipped and with the bathroom adjoining permits of an economical plumbing plan. The kitchen garden is separated from the flower garden. The stair arrangement to the basement permits of direct access to the basement, and also brings one into close communication with the rear entrance door. Provision is made for the ice box in the rear entry.

The basement, while not fully excavated, contains a large heater room, fuel room and laundry, and the latter may be subdivided and still insure ample space for a basement storage room and laundry.

The exterior calls for hollow tile or brick walls, with a cream floated stucco finish. The roof, which is to be shingled, is to be stained in broken colors of browns and greens. The doors, frames, and sash should be stained in a weathered gray color. This type of house will be found inexpensive as regards its upkeep, since the construction is very largely of masonry and excepting for the doors and sash, and the shingle roof, there is very little chance for much depreciation. The exterior is very distinctive with its attractive entrance steps, wrought iron railing, its arched door, made of vertical boards with V joints and battens, its unusual chimney with the flue openings on the side rather than the top of the chimney, and the arched openings of the garden porch enclosed in the main body of the house, result in an unusual and charming combination.



CUBIC CONTENTS

EXCAVATED PORTION 4935X20=1870

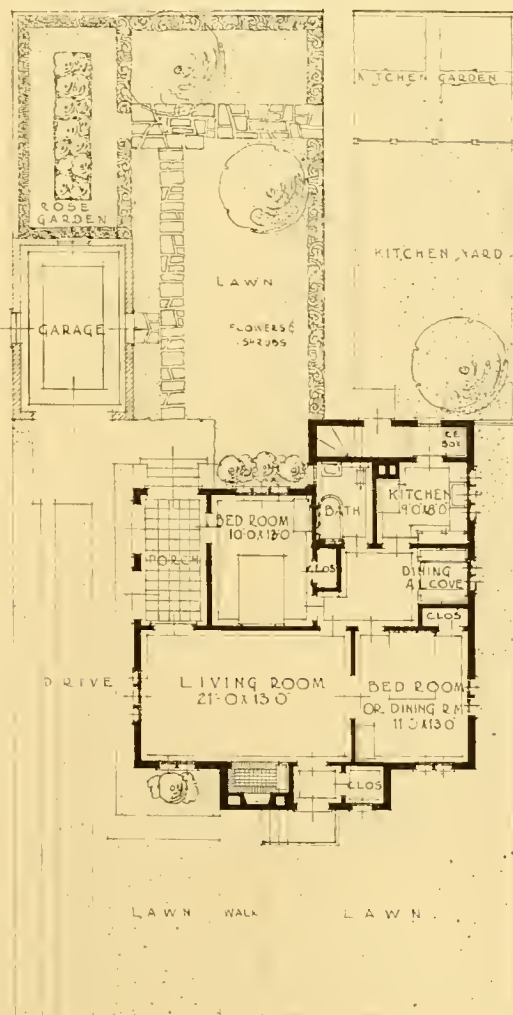
UNEXCAVATED PORTION 544X16=8704

PORCH 98X5=490

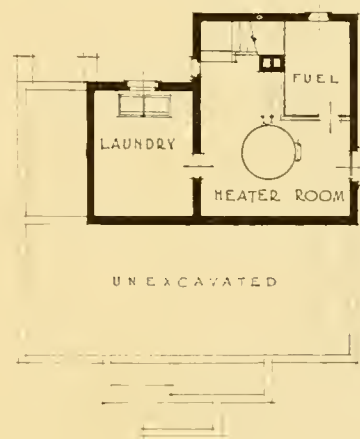
TOTAL 19,064

NOTES

WALLS TERRA COTT TILE WITH CREAM STUCCO FLOATED FINISH
ROOF BROWN-GREEN STAINED SHINGLES EXTERIOR FINISH
DOORS & WINDOW SASH PAINTED SILVER GRAY FRAMES ETC. STAINED WEATHERED PINE



A FIVE-ROOM STUCCO HOUSE





Plan No. 513

THIS extremely attractive bungalow combines a beautiful design and an excellent plan of unusual merit, for the reason that a house of rectangular form without broken walls is much more difficult to design than where this condition does not exist. It is a home that insures economy in its construction. While Colonial in appearance it possesses certain details which give an individuality all of its own. This is especially true of the porch treatment, and, while it is an open porch, at the same time its recessed position enclosed within the main body of the house adds much protection to the main entrance door in cold weather. It is also entirely practical to enclose this porch with glass, thus creating a storm proof entrance.

This house is of brick construction and should be faced up with the tapestry type of brick of variegated colors of mixed red and brown tones. The brick should be laid up in heavy mortar joints, and cut off flush with the brick and not struck, as is usually done in ordinary brickwork. The roof would be most effective if stained a silver gray, and the woodwork, including the sash, outside doors and the shutters, painted in turquoise blue. This color combination will be found to be very interesting and appropriate. The treatment of the roof is very interesting, and, with the gable treatment at the two ends in the front part of the house, creates an interesting break in the roof which not only increases its apparent size, but also adds dignity and a general clean-cut appearance to the house. This attic space also insures a cool house in the warm months. The interesting treatment of the porch posts, with latticed vertical panels on either side, together with the old-fashioned shutters and the interesting flower box treatment, creates a happy and pleasing combination. It will be found to be even more inviting when the lattice work is hidden with vines and the bay trees are placed on either side of the door.

The arrangement of this house will be found to be not only very livable but compact and economical as regards its cost. Upon entering from the entrance porch the living room appears very complete and satisfying with its light on three sides, its fireplace and large coat closet. The dining room alcove opens off the living room and is conveniently situated between the living room and kitchen. The furniture of this dining alcove is placed at one end of the room close to the dining room equipment where excellent light is had, and the balance of the space makes a convenient thoroughfare from the living room to the kitchen, and also to the bedroom private hall.

The kitchen is unusually complete with the most modern equipment, with the fixtures placed in excellent positions in relation to one another for the work to be performed. The kitchen is accessible through the entry, thus providing two doors between the kitchen and the out-of-doors. In this entry is also provided the basement stairway. The bedroom and bathroom open off a private bedroom hall, and the bedrooms are of good size, with ample closet provision for each. The bathroom is conveniently located, is of generous size, and also contains a large linen closet.

The basement, while only partially excavated, will be found to be equal to the demands made upon it for the size of family contemplated to occupy this home.

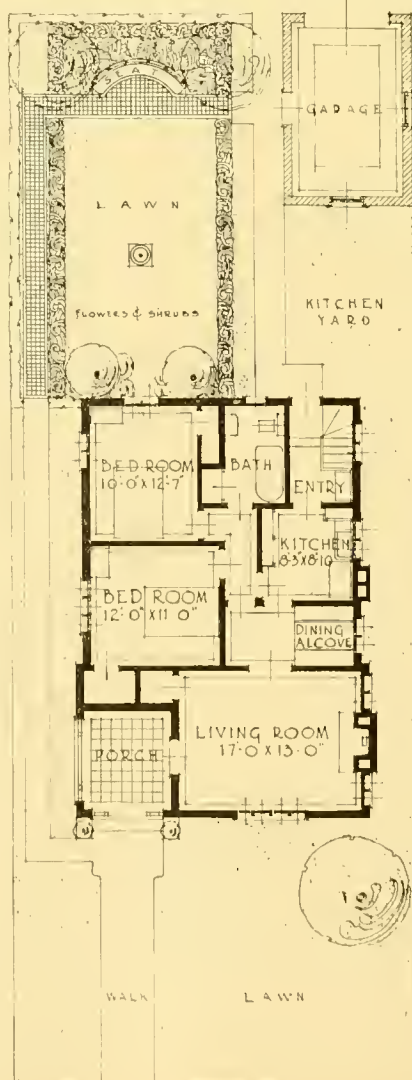
In viewing this house one is impressed with its simplicity as compared with the usual type of bungalow of this size. It is a house, however, of unusual charm, largely due to the fact that it is simple and refined in outline. Of the important things to be considered in the designing of the small house, first is its general proportions, and, second, to omit unnecessary and a meaningless confusion of details which represent an expenditure of money and also detracts rather than adds to the beauty of the design. The cornices have little projection and are of a character suited to this type of architecture. The house in general is proportioned and detailed with discrimination, and possesses the refined characteristics of the Colonial style.

“CUBIC CONTENTS”

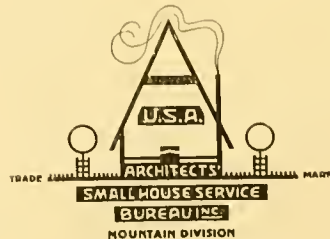
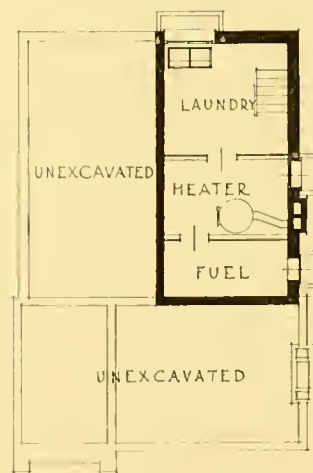
LIVING RM	250 x 14 = 3500
BED ROOMS	331 x 16½ = 5462
KITCHEN BATH &c	331 x 21 = 6951
PORCH	90 x 5 = 450
TOTAL	16363

“NOTES”

WALLS - VARIEGATED TAPESTRY - -
 BRICK WITH WIDE MORTAR - - -
 JOINTS. & ROOF VARIEGATED - -
 STAINED SHINGLES & EXTERIOR
 WOODWORK STAINED SILVER
 GRAY & SASH & DOORS PAINT-
 ED TURQUOISE BLUE - - -



“FIVE ROOM” “BRICK HOUSE”





Plan No. 514

HERE is a home suggestive of the English Georgian style, which represents an interesting type of the English small house. While it is not purely Georgian, for the reason that modern conditions require the ingenuity of the designer to adapt it to present day requirements, it is very satisfactory as regards its design and plan.

As a house it is suitable for almost any location, and it readily adapts itself to suburban or country conditions. It is of brick construction with the brick-work extending to the top of the gables. The house seems to possess a general air of stability and permanence. Its cost of upkeep, which is also a matter of importance to the family of limited means, will be very small, due to the general treatment of the uses of its various materials.

The entrance is simple and refined. The dormer window of the roof, with its flower box, provides a practical space for two full bedrooms, and is in good proportion with the large expansive roof. The treatment of the chimney is very pleasing, and the attractive porch, with the slender boxed columns and brick floor border, furnishes a delightful sitting place from which the garden may be viewed.

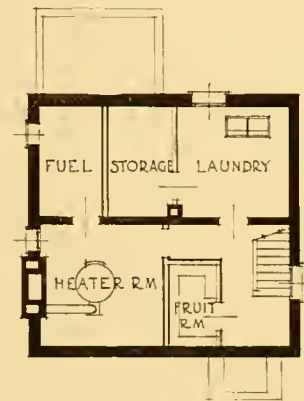
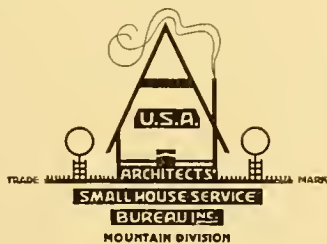
The house contains a compact hall, with a large opening into the living room, and in direct communication with the kitchen. The living room, which is of good size, is designed with a simple Colonial fireplace, with a brick facing, with open bookcase shelves on each side. The dining room opens off the living room and faces the garden, which is reached from the dining room through the garden porch.

The kitchen is unusually large for a house of these dimensions, and contains thoroughly modern equipment, with the sink and working space close to the window, making it possible to perform most of the kitchen work without unnecessary steps. In addition to the kitchen equipment additional shelving space above the ice box in the rear entry is provided. The kitchen entry on the side of the house is placed in such a manner that the basement may be reached without entering any portion of the main floor.

The second floor is very compact, and contains two bedrooms. These bedrooms are provided with good closets, and the larger bedroom is lighted on two sides. A spacious linen closet opens off the hall, and the bathroom is conveniently located above the kitchen, resulting in a minimum cost for the plumbing installation. The basement is fully excavated and contains a basement hall, fruit room, laundry, store room, heater room and an ample coal bin.

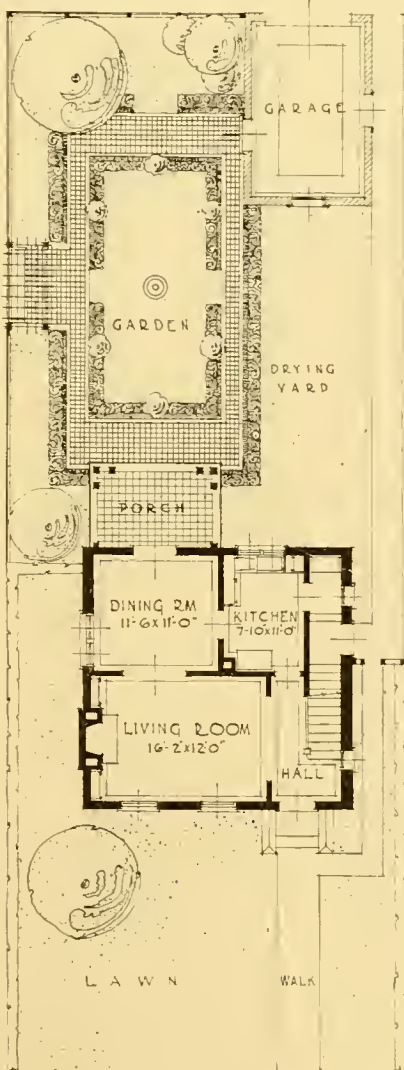
Every foot of space in this house insures the owner of a judicious expenditure of money in its construction. This house will be found equally attractive in appearance if built of frame construction.

If the exterior walls are laid up in a wire cut or "rug" face red brick with white mortar joints, cut off flush with the brick and not struck, the roof stained a slate color and the exterior woodwork painted a silver gray, the result will be found to be very pleasing.



“CUBIC CONTENTS”

MAIN PORTION	642 X 25½	=16371
PORCH	96 X 4	384
TOTAL		16755



“NOTES”

WALLS—RUG FACED RED BRICK WIDE—
WHITE MORTAR JOINTS + ROOF—
SLATE COLOR STAINED—
SHINGLES EXTERIOR WOOD—
WORK PAINTED SILVER GRAY—



“A”

“FIVE-ROOM”
“BRICK-HOUSE”



Plan No. 515

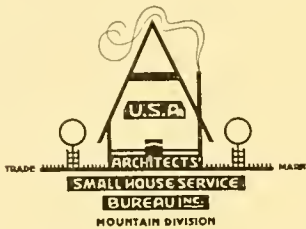
THIS plan offers a most excellent general arrangement in relation to the various rooms as regards their close communication, and insures the saving of many steps. The design is suggestive of the English Tudor style. It has a clean-cut outline and its various units are well proportioned. One's first impression is perhaps that of utility, with a combination of materials which insures a perfect building. It gives one the impression of a substantial structure, with its excellent brick gables, its pleasing overhanging cornice, and its delightful and attractive terrace. The terrace may be converted into a covered porch in the warm months by the use of an awning.

The entrance doorway opening off the terrace is well placed in relation to the living room, since due consideration is given to the floor and wall spaces for the furniture of this room. The fireplace for the living room is of brick with a metal hood so traditional with the English type of fireplace. The living room is provided with a large group of casement windows at the end of the room, and additional casement windows opening onto the terrace. The double glass doors opening into the dining room make the latter room easier of access and leads the way through a large opening into the garden. The general plan is straightforward, economical, and every foot of floor space is utilized to good advantage. All rooms have cross ventilation.

The well-planned kitchen, with its direct connection with the dining room and the rear entry, is unusually good. The kitchen is fully equipped and the position of its various units are in close relation to each other. A space for the ice box is provided for in the rear entry, and the basement is also reached through this entry without the necessity of entering any other portion of the house. The two bedrooms and the bathroom open off the private hall. The bedrooms are of good size, with ample closet provision, and cross ventilation is obtained with windows opening on two sides of the room. The bathroom is in close relation to the bedrooms and is larger in size than the bathroom usually found in the small house. A spacious linen closet opens off the bedroom hall.

The basement, for economical reasons, is only partially excavated, but contains ample space to meet all requirements. The basement consists of a large heater room, a coal bin of usual dimensions, making it possible to store a large amount of coal, and also a well-lighted laundry of good proportions.

The proper color combination for the exterior would be the use of a red tapestry brick with heavy white mortar joints, roof colors of brown and green, wood-work painted white, and the doors and sash painted in a silver gray.

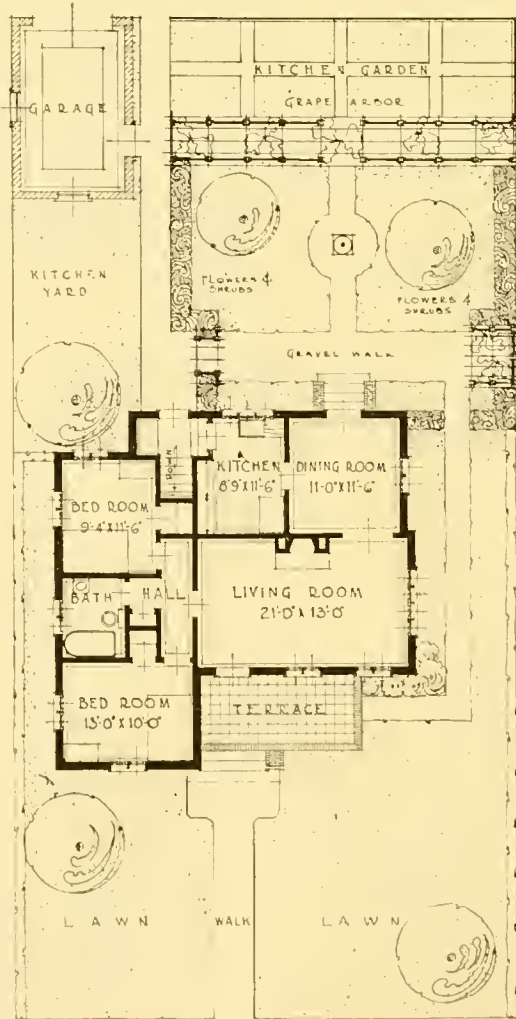


“CUBIC CONTENTS”

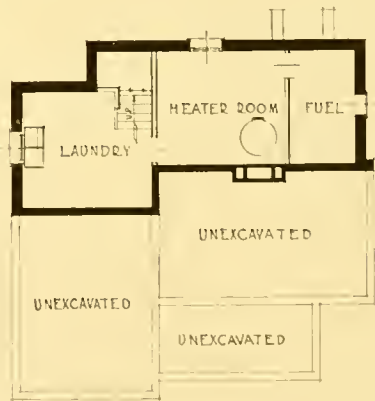
EXCAVATED PORTION	498 x 19½ = 9711
UNEXCAVATED PORTION	559 x 16 = 8944
TERRACE	120 x 4½ = 540
TOTAL	19,195

“NOTES”

WALLS—VARIEGATED RED TAPESTRY
BRICK—ROOF—VARIEGATED BROWN
GREEN STAINED SHINGLES—
EXTERIOR WOODWORK PAINTED
WHITE—DOORS & SASH PAINTED
SILVER GRAY—



“A”
“FIVE-ROOM”
“BRICK-HOUSE”





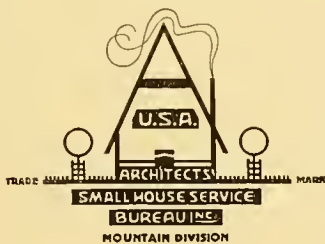
Plan No. 516

IN STUDYING the design of this bungalow one is, perhaps, first attracted by the roof which recalls the old thatched roofs of England and France. This design calls for a house of brick, which should be faced up with a red stiff mud brick of variegated colors of reds and browns, with the roof shingles dipped in tones of brown and green laid at random to produce broken colors. The exterior woodwork should be painted white, with stucco gables of a warm, gray color. This house is designed to meet the demands of the home builder who desires to erect a small, compact house on a narrow lot. It should be economical as regards its construction, due to its simple, inexpensive roof treatment, which possesses architectural merit.

The arrangement of the living room and dining alcove, treated practically as one room, insures an effect of spaciousness. The dining alcove, however, may be secluded by the installing of portieres between this room and the living room. The dining alcove is well placed and is in an excellent position as regards the saving of steps to the kitchen. The kitchen is thoroughly equipped, and in addition to its usual features, the china closet, which is to be used in conjunction with the dining alcove, is placed close to the door. The outside rear entrance door combines a good arrangement as regards the basement stairs and a direct and easy exit to the out-of-doors. The ice box is also well placed and permits of its icing from the rear without unnecessary steps.

The bedrooms are of good size and are well lighted from two sides. These bedrooms are reached through a private hall, in which is also contained a linen closet, and the bathroom opens off this hall and is accessible from both bedrooms. Each bedroom is provided with a closet.

The basement contains a large, well-lighted laundry, heating room and fuel room, and since the excavated portion extends along the south side of the house, it insures a well-lighted and well-ventilated basement, and the amount of space allotted will be found to meet all of the demands made upon it.

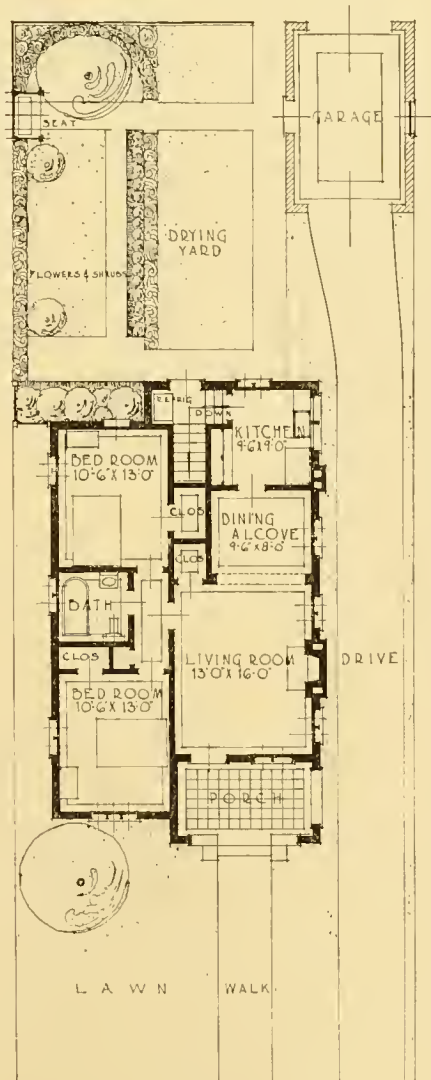


CUBIC CONTENTS

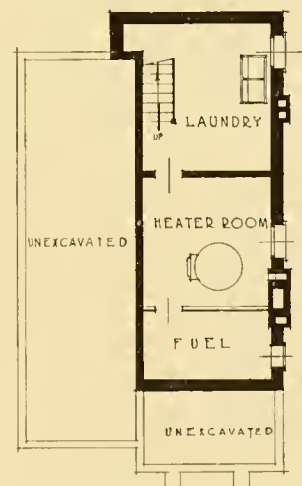
LIVING RM + KITCHEN	50'4" X 20' = 10080
BED ROOM + BATH	41'2" X 15' = 6180
PORCH	9'7" X 5' = 487 1/2
TOTAL	16755

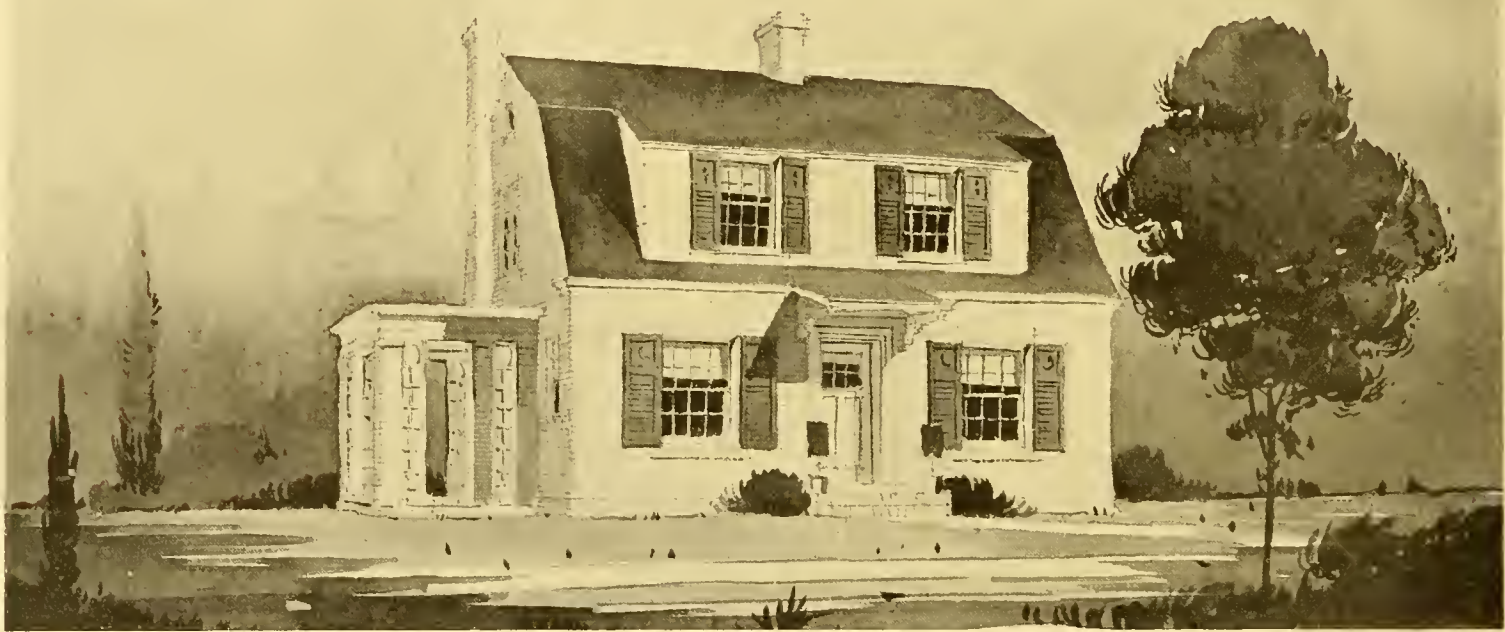
NOTES

WALLS - STIFF MUD VARIEGATED - -
 RED - BROWN BRICK & ROOF BROWN
 GREEN STAINED SHINGLES - -
 EXTERIOR WOODWORK - - -
 PAINTED WHITE - - - -



A
 FIVE - ROOM
 BRICK - HOUSE





Plan No. 517

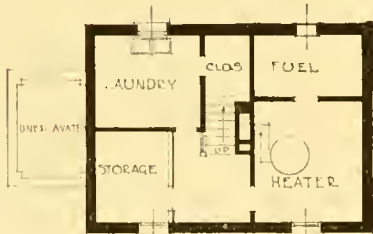
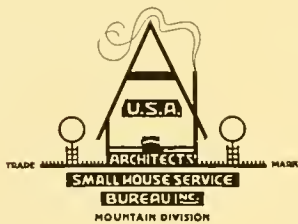
IN the planning of the small home the living room is usually given the first consideration—it must be of generous proportions, with well-placed windows, a fireplace and, of course, it should contain comfortable furniture in harmony with the room as regards its style and color. The feature of this plan is undoubtedly the living room, which extends the full depth of the house and has exposure on three sides, insuring an abundance of sunshine and air. The attractive fireplace is enhanced in appearance by the well-balanced recessed bookcases on either side. The living room, however, is not the only feature of this excellent plan. The dining room, which is placed opposite the living room, is separated from it by the small entrance hall. Opening off the dining room is the attractive porch, with its brick columns and trellised panels, providing not only an excellent sitting porch but it may also be used as a breakfast porch during the warm months.

The rectangular-shaped kitchen opening directly off the dining room is ideally arranged and is accessible to the rear through the entry. This entry also serves the basement where the stairs are also placed.

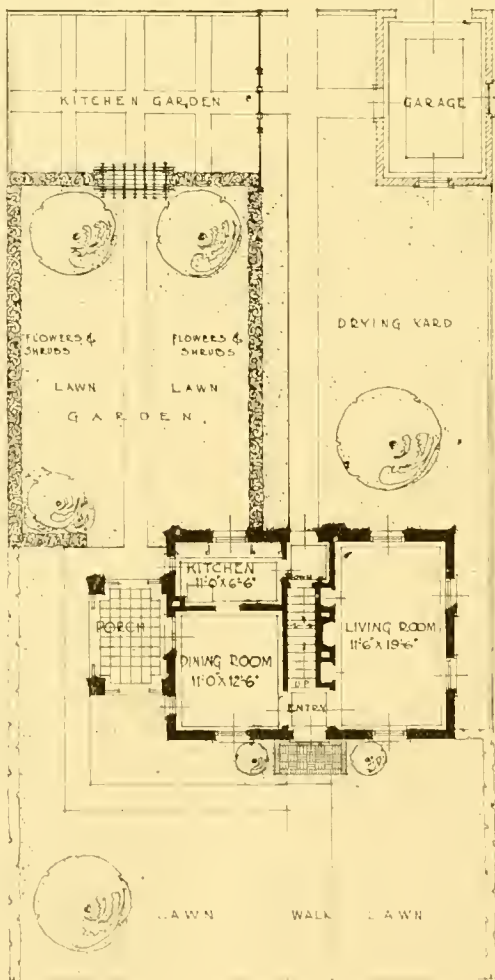
The second floor contains two spacious bedrooms of equal size, with two closets for each, and an additional store closet opens off the hall. The bathroom is placed directly above the kitchen, insuring minimum plumbing costs.

The basement is fully excavated and contains a basement hall, storage closet, laundry, fuel room, heater room, and one large storage room for general storage and trunks.

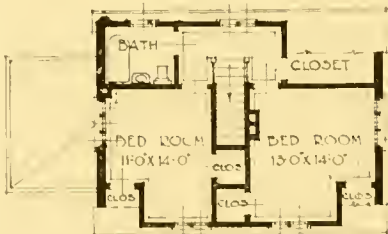
This house possesses excellent lines and its form insures a house of good proportions. The design calls for a house of brick, which should be of stiff mud red or tapestry brick, laid in heavy rough white mortar joints. The roof color should be a gray slate color, with painted white woodwork, and the blinds or shutters of a gray-blue. The attractive gambrel roof, with its sloping dormers across the front, insuring ample head room on the second floor, its Colonial hooded doorway, with its brick steps and platform, form a harmonious combination of well-designed units. The dining room porch adds to the breadth of the house and softens its general outline, combining an altogether successful and economical house.



CUBIC CONTENTS
EXCAVATED PORTION 634 X 27'-0" = 17118
PORCH 7.50 = 460
TOTAL 17598



- NOTES
- WALLS - STIFF MUD OR TAPESTRY
 - BRICK & ROOF SLATE - - -
 - COLOR SHINGLES & - - -
 - EXTERIOR WOODWORK - - -
 - PAINTED WHITE - BLINDS PAINTED GRAY - BLUE - - -



FIVE - ROOM -
BRICK - HOUSE -



Plan No. 518

THIS Colonial bungalow possesses a dignity and simplicity which markedly distinguishes it from the everyday type of bungalow. It is a well-balanced and well-proportioned house, and its outstanding feature is, perhaps, the charming porch, with its small boxed columns, its dignified cornice and its elliptical formed opening. The gables with the small oriel windows, its close cornice and its bold chimney treatment produces an unusually well-designed small home. When grouped with other small houses of the every-day type it will form a very pleasing contrast. This house is oblong in form and is broken only by the projection of the entrance porch beyond the main walls.

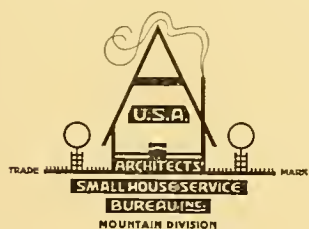
The house is of frame construction, with walls of nine-inch lap siding, with white painted woodwork, a shingled roof stained green and frames painted a pale gray, with white painted sash. The shutters should be painted a green to tone in with the roof color. The foundation should be of brick or poured concrete and the chimneys a dark red ordinary brick of variegated colors.

The house is entered through the main porch, with the front door entering directly into the living room. This living room is arranged with light on two sides, with an attractive group of shuttered windows facing the street. The dining alcove is conveniently placed between the kitchen and living room and as the table and chairs will occupy only one end of this alcove, the balance of the space forms a convenient passage to the bedroom hall and the kitchen. The kitchen faces the street and is unusually well planned. The working space extends across the front wall and includes the sink and also two china cabinets which have countershelves, thus providing a continuous working space at this end of the kitchen. An additional china closet is placed close to the dining alcove and will be found to be a very convenient feature. The kitchen opens into a rear entry, in which the ice box is placed, and the basement stairs may be reached through this passage from both the kitchen and the out-of-doors.

The plan calls for two excellent bedrooms, with ample closet provision and a linen closet and bathroom open off the bedroom hall and in close communication with the bedrooms. These bedrooms face the garden, providing exposures towards the garden and the east, and permitting the bedrooms to receive the morning sun.

The plan provides for a partial basement only which will be found to be of ample size to meet the demands made upon it.

This house is unusually compact and offers a good return for every dollar invested in it. The cheerful living room and well-lighted kitchen, with its practical dining alcove arrangement and the unusually well-placed bedrooms, result in a combination of floor arrangement that would be difficult to improve upon. This house offers to the owner everything that is modern and desirable as regards its general arrangement, convenience and design, at a reasonable cost.

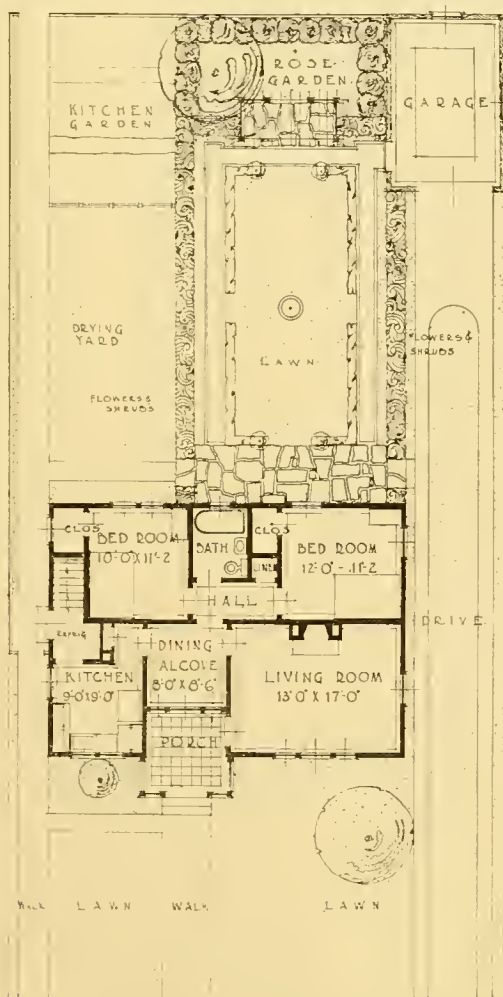


CUBIC CONTENTS

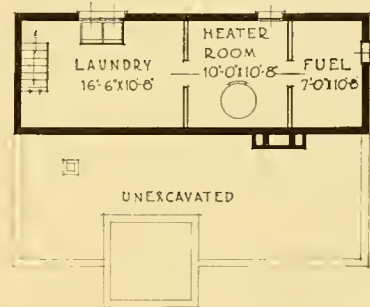
BED ROOM	438 X 20 = 8760
MAIN PORTION	450 X 15 = 6750
PORCH	60 X 5 = 340
TOTAL	15,850

NOTES

WALLS - 9 INCH LAP SIDING - -
PAINTED WHITE & ROOF GREEN -
STAINED SHINGLES & FRAMES PAINTED PEARL-GRAY & SASH PAINTED WHITE



“A”
“FIVE-ROOM”
“FRAME-HOUSE”





Plan No. 519

THIS house will appeal strongly to the small home builder who wishes to build a home of a thatched roof type. The interior arrangement possesses all that is modern in the way of a convenient room arrangement, and the same might be truthfully said about the exterior as regards its design and construction. All of these combinations add a certain beauty which places this house very much above the ordinary type.

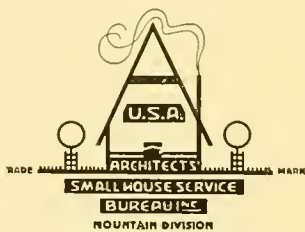
The house is of brick construction, with the exterior walls of a stiff mud or tapestry brick of variegated colors, the thatched shingle roof in a broken color combination of light reds, greens and browns, with the exterior woodwork painted white, and the gables of a stucco finish in a buff color.

The exterior is delightfully proportioned, and has a very soft outline, which is further enhanced by the delightful treatment of the roof, forming a curved hood over the main entrance doorway. The roof is unusually good, and combines harmoniously the stucco gable ends and the English chimney with its terra cotta pots. The grouping of the windows is very satisfactory, and the arched entrance door and the brick terrace and steps add additional qualities which help to round out a most pleasing home.

The main entrance to the house is through the living room, which contains a generous open fireplace, and the wall spaces insure the satisfactory placing of the furniture. The sun room, which has direct communication with the living room and is placed between the garden and the living room, is designed for summer as well as for winter use and is contained within the main body of the house.

The bedroom wing has its own private hall, and in addition to the provision of individual closet room for each bedroom, a linen and broom closet and bathroom also open out of the bedroom hall. The bedrooms face the garden side and are the first rooms to receive the morning sun. This house has been designed with the greatest care and embodies all of the best qualities of a one-story house, and it would seem to possess everything that is desirable when its size and cost is carefully considered.

The basement is sufficiently excavated to contain a laundry, storage room, furnace room and coal room. The kitchen entry is well secluded and contains the basement stairs and a space for the ice box. The stairs in this entrance makes it possible to reach the basement directly from the out-of-doors.

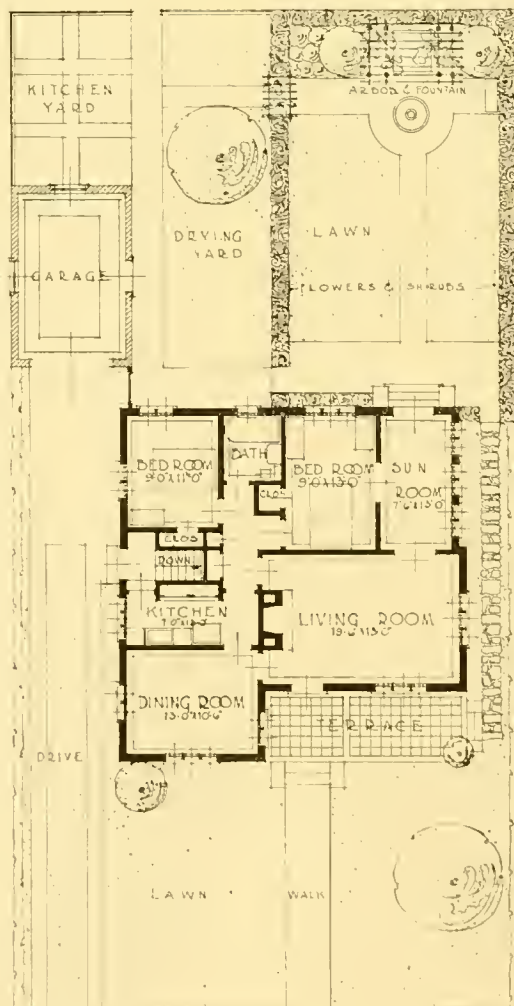


“CUBIC CONTENTS”

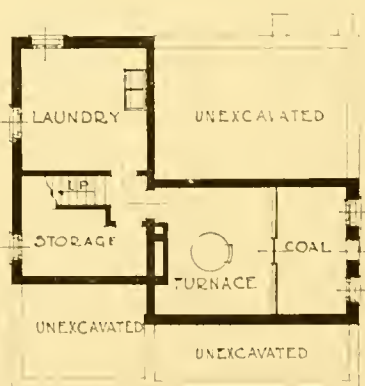
UNEXCAVATED PORTION 432X15= 6484
EXCAVATED PORTION 647X20=12950
TERRACE 140X4= 560
TOTAL 19994

“NOTES”

WALLS • STIFF MUD OR TAPESTRY
VARIEGATED BRICK • ROOF •
VARIEGATED THATCHED SHINGLES
EXTERIOR WOODWORK PAINTED
WHITE • STUCCO IN GABLES • •
TO BE BUFF COLORED • • •



“A” “FIVE-ROOM” “BRICK” HOUSE





Plan No. 520

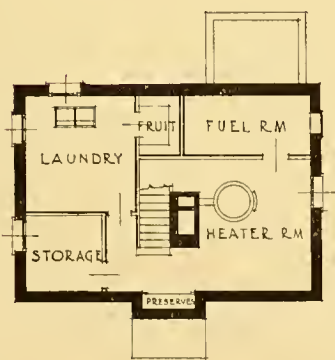
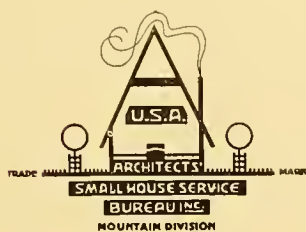
THE ingenious treatment of the combination of the main roof over the entrance doorway is not only interesting but also softens the general outline of the house, and results in giving the general roof outline a low effect. This simple house of Colonial precedent will appeal to one who advocates this type of architecture for the small home. The plan is rectangular in form, broken only by a slight projection at the main entrance, insuring an economical house to build, and also a house of unusual arrangement for its size.

The plan consists of a small entrance hall with a typical Colonial stairway, with the living room on one side extending the full depth of the house. This living room is exposed on three sides and opens onto the garden porch through the full-length casement windows. The room contains an attractive fireplace, excellent spaces for the furniture, and a closet of good size. The dining room opens off the hall directly across from the living room, and has direct communication with the kitchen, which latter possesses all of the qualifications essential to the modern kitchen. A rear entry serves the kitchen and the basement, and also provides a position for the ice box.

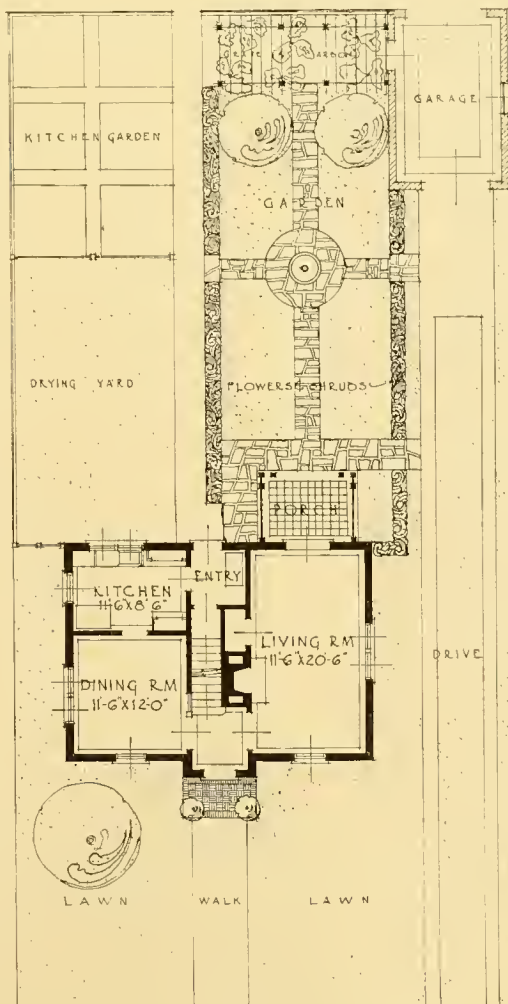
The second floor contains two bedrooms of exceptional size for a house of these dimensions, both of which contain closets. A linen closet and bathroom open off the hall, both of which are unusually well located in relation to the bedrooms.

The basement contains a large heater room, storage room, laundry and storage closet.

The design calls for brick for the exterior walls, which should be of deep tones of reds or browns, of stiff mud or tapestry brick. The roof should be painted a slate color, the doors, sash and blinds painted an apple green or a mahogany brown.

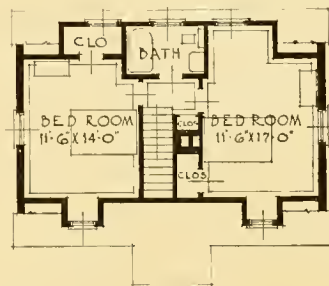


“CUBIC CONTENTS”
 MAIN PORTION 60'x26'=17,732
 PORCH 70'x3'=210
 TOTAL 17,942



“NOTES”

WALLS - VARIEGATED TAPESTRY - -
 BRICK & ROOF SLATE COLORED
 SHINGLES & BLINDS PAINTED - -
 APPLE GREEN - PORCH & STOOP - -
 PAINTED WHITE - SASH & EXTERIOR
 DOORS STAINED MAHOGANY BROWN
 DORMERS PAINTED WHITE - - -



“A”
 “FIVE-ROOM”
 “BRICK-HOUSE”

Planning the Kitchen

IN the planning of the kitchen efficiency must be the keynote. The modern kitchen means the elimination of all unnecessary work. The kitchen problem involves the designing of a standard type, with proper equipment, which is adaptable to the universal needs of the present day. Modifications may be made to meet special needs without drastic changes in the principles of arrangement and construction.

There is, of course, a wide difference in families as regards their scale and manner of living. There is only one way of properly solving the question, that of creating an efficient kitchen, standardized by the scientific study of the needs and requirements of the kitchen.

It will be found, after a careful study of the kitchens illustrated in this book, that certain standard principles of construction and groupings are shown, which will conform with the universal requirements, and which might be called standard in type; and, while the arrangements may vary in detail as regards the amount of money to be spent, they may be modified to meet special needs without vital changes in the essential principles of construction and arrangement.

One important factor of the kitchen is to obtain results without wasted efforts, and the principles of conservation must be applied in making the most of the kitchen. In the modern business world there is ever an increasing tendency towards conservation of the most valued kind of human energy, by eliminating the causes of fatigue and wasted time. These principles should be applied to the modern kitchen by its careful planning and construction, by the selection of labor and time-saving equipment, and by grouping this equipment in such a way that it may provide the most effective means of minimizing the amount of labor necessary in performing the kitchen duties.

In the planning of the kitchen much consideration must be given to the kitchen conveniences by insuring their compact relation to one another in order to economize the worker's time and strength. The supplies, the work table, the sink, the range, must be so placed as to produce the most satisfactory results with the minimum number of steps. The kitchen must be well lighted, both by daylight and artificial light; it must be well ventilated by providing cross ventilation, and should be cool in summer and warm in winter. The kitchen must be properly placed in relation to the dining room and rear entrance, and should not, as is often done, be left after all of the other problems of the house have been solved, but it should be a complete unit, and co-related in the best possible manner to the balance of the house.

The kitchen plans of this book are designed with a view of making them as efficient as possible, and are provided with the most modern, scientific equipment—planned to save steps, time and labor. These kitchens will be found to be very compact, provided with an abundance of light, and nearly all of them have cross ventilation. All of the fixtures are closely related to each other. Since the pantry is regarded as an unnecessary expense and occupies valuable space, it has been completely eliminated, and the space usually given up to the pantry has been more profitably used by allotting it to the other rooms of the house. In nearly all of our plans the china cabinets have been placed as close to the dining room, or dining alcove as possible, and this arrangement saves many steps in the serving of meals. All of the kitchens are provided with built-in cupboards, working counters, shelves, storage spaces for non-perishable foods, and in many instances large storage closets, or storage pantries, where perishable foods may also be stored. The sinks and working tables are placed in well-lighted positions, and the arrangement of fixtures is such that the housekeeper need not be working in her own shadow.

Nearly all of these kitchens are reached through rear entrances, thus assuring warm kitchens in cold weather, and cool kitchens in the warm months. From these rear entrances the basements are reached, making deliveries to the basement possible without passing through the kitchens. These rear entrances also provide a generous space for the ice box, with storage space above for the kitchen use.

The dining alcove, which is provided in many of our plans, is a comparatively new feature, but has become a most popular one as it affords all of the essential dining room requirements for the small house. These dining alcoves are provided with built-in features, and include the table, benches or settees, and china cabinet. The table may be stationary or portable, and the seats are hinged and provide storage space for linens or other kitchen and dining room requirements. These dining alcoves may be made most attractive from the decorator's standpoint, and it will be found to be a very desirable addition

to the house. The close relation of the dining alcove to the kitchen means fewer steps, and, on account of it being much smaller in size than the usual dining room, the amount of labor required in its care is greatly reduced.

Every precaution has been taken in the planning of these kitchens in order to reduce the working hours of the housekeeper, thus reducing space, time and labor to a minimum.

The majority of these houses are planned with a view to featuring the garden, with the result that some of the kitchens are placed on the front of the house, but they are so skillfully arranged that it is difficult for an outsider to detect the exact location of the kitchen, and the advantage of fronting the principal rooms on the garden is one that will appeal to the discriminating home builder.

The finish of the kitchen is a matter of great importance. The most satisfactory wall finish is, perhaps, a hard white putty coat finish painted in a dull gloss, or dull enamel. The gloss finish gives better service but is not as pleasing as the dull gloss. Painted woodwork is found to be more desirable than stained or dark woodwork, and, when finished in the enamel, insures satisfactory wearing results. In place of white enamel, however, a light gray or grayish-buff will be found to be more practical and will require less care. Other finishes for the kitchen woodwork is the natural varnish which is quite satisfactory, and woodwork finished in a light stained color; gray stain being the most desirable as it requires less care than the natural finish and is, perhaps, the most desirable next to the enamel finish.

The kitchen floor covered with linoleum is, perhaps, the most satisfactory considering the amount of money expended. In covering the kitchen floor where linoleum is used, it is not necessary to use the best grade of flooring, but the flooring should be "sanded" or machine dressed to provide a perfectly smooth surface which will lengthen the life of the linoleum, since a rough floor causes linoleum to wear unevenly. The oiling of kitchen floors will be found to be unnecessary as in the modern kitchen linoleum is almost universally used.

The installation of the kitchen equipment as regards the height of the various units is one of importance since an universal height of fixtures such as the working tables or counters, sinks, shelves, etc., is a matter which should be left to the housekeeper for her individual requirements.

In conclusion, the principles of kitchen efficiency should include the proper grouping of utensils and supplies, and the things used most often should be conveniently near at hand with a special place for everything. The stationary equipment should be so placed as to afford the best of light; provision should be made for plenty of open counter space; all shelving should be of a convenient height, the minimum of which should be twelve inches; the small utensils should be suspended from hooks to be secured to wood hook strips extending around the kitchen, or on the edge of shelves. Nothing should be permitted to rest on the kitchen floor, since it saves time in the cleaning of the floor and unnecessary stooping.



The Modern Use of Tile

THE architect is realizing as never before the decorative possibilities of tile. The use of tile for floors and walls in the modern home is the logical outcome of the aim to give the home more individuality and a greater evidence of permanency, which combine to reduce the time necessary for its care. Tiles have been used extensively since the early middle ages. They have been valuable as a decorative material ever since men became potters and learned to appreciate the durability of burned clay. Every historical period and every civilization has left to us beautiful tiling in scores of the world's finest architectural achievements.

Today we regard their attractiveness, their color, their variety of texture and their permanence more highly than ever, and science has taught us to value their sanitary merit. Tiles are, therefore, eminently suited to the needs of the home builder because of their variety of properties which no other material can supply.

One of the most interesting features of tiled surfaces is the distinct originality and individuality of each effect. There is nothing ready-made about tile floors and walls because in each case the tile units are selected and applied to suit the space. Tiles have no limitation as regards patterns, and as units they may be assembled in an endless variety of ways. Colors and textures may be chosen and combined into designs suited to the function of the room which should be of the proper size and form so that it will be in keeping with its scale. The various kinds of tile, such as unglazed, glazed, inlaid, embossed, bright, dull and matt finished tiles, are made in squares, oblongs, hexagons, octagons, triangles and circles, and offer an unlimited color range and permit of original designs and effects. This makes it possible to give a house individuality and distinction.

From a utilitarian standpoint tiles are equally desirable. Their durability is almost proverbial. They are not susceptible to becoming shabby. The colors do not change even in the strongest light.

Great care should be taken in the selection of the character and color of tile and should be chosen as regards its suitability and purpose, and the range of samples on display in a local tile dealer's showroom is usually found to fill every requirement in the small house.

We usually think of the fireplace as the starting point for the decorative scheme in a room for the small home; it is also an important feature in the living room. The tilework of the fireplace is an important factor in the success of the room and greatly assists in adding cheer and warmth to the room, and should furnish a sympathetic tone and help to round out the central feature of the room.

A tiled fireplace is complete. It should provide an harmonious and satisfying service and if the tile and color is well chosen it would continue to increase in favor in the estimation of the owner.

A tiled kitchen is greatly appreciated by the housekeeper for its neatness and attractive appearance. Tiled floors and walls are attractive and restful and easy to keep clean, and are a valuable adjunct to the kitchen. They are not difficult to keep clean and require but little attention, and contribute to the peace of mind of the housekeeper who spends at least a portion of her time each day in the kitchen.

Tiles are being used more and more for exterior work and in the development of the house with stucco walls there has arisen a demand for a more decorative treatment, and on account of their durability and wide range of colors add at small cost to the decorative qualities of a house and are quickly recognized as being the logical material for this purpose.

This method of introducing color is a correct one, both from an artistic and architectural standpoint. There is no limit to the possibilities of good effects due to their various textures and range of color. The house with a stucco exterior may be greatly enhanced in its appearance by their use. The use of tiles in this connection consists of the tiling of gables, arches, panels, etc., and are appropriate because they are based on precedent. Whenever color is desired in stucco work the tiles serve their purpose in a consistent and satisfactory manner.

The Garden

BY IRVIN J. McCrARY

THE profession of Landscape Architecture, though practiced in older countries for a long time, is only now coming to be generally recognized in this country as a fine art. In our newer states in the West its influence is just beginning to be felt, but even here the (building) architect and landscape architect are proving the value of co-operation in the building of homes. The builder of a small home should begin to think of his grounds at the time he plans his house, for the two problems are closely related.

In nearly all the small houses illustrated in this book, careful thought has been given to this relation between the house and grounds, and garden plans are suggested which are appropriate to the house. Frequently people make the mistake of laying out their grounds in a most haphazard manner, or allowing a nurseryman to do likewise, where some study of the principles involved would greatly improve the results and save mistakes and money.

In the first place, the grounds, like Caesar's Gaul, may be divided into three parts: (a) the part seen from the street, (b) the service yard, and (c) the garden proper. Separate these effectively by a wall, lattice, hedge, or shrub planting, and you have a good start. Usually on the smallest plot it is possible to cut off the service yard with its clothes poles and garbage can from the private garden. Similarly the garden, if it is to be of any real use and comfort to the owner, must be private and shut off from the street.

The second principle is that the garden should be so closely related to the living rooms of the house as to seem practically one of them, an outdoor living room, it is often called. The windows of the living rooms should overlook the garden at least, and if one may step directly into the garden, the ideal arrangement is had. Or similarly, one may have a porch or open terrace between the living room and garden. With such desirable arrangements as these, one sees the advantage of improving the ground that would otherwise be a commonplace back yard, and making this outdoor living room as attractive with trees, shrubs and flowers as is the indoor living room with its rugs, hangings and furniture.

Beginning with the front of the house, one is chiefly interested in how best to help its appearance from the street. Certainly the lawn should be kept open, and the principal planting, aside from a possible shade tree, should be a border of shrubs against the walls of the house. These must not be too rank in growth or they may obscure a window or interesting architectural detail. Their choice should be not for bloom alone, but also for good foliage, fall and winter berries, etc. It is hard to overestimate the improvement one may secure from this simple "base planting." Planting of a low trimmed hedge is also generally appropriate at the front and side property lines, though many owners will prefer to keep the front lawn more open to the street.

In starting to plan the garden, first consider if there are good views to conserve or ugly ones to be screened, and place the garden wall or trees or other high planting accordingly. The general form and lines of the garden should then be determined. Some will prefer a very simple informal open lawn with mass planting of shrubs and flowers to define it. By all means avoid a round or fancy shaped flower bed in the center of such a lawn, though it is still being done in some parks and large grounds where they should know better. But on a small place it is generally more economical of the ground, and apt to be more interesting, to have a formal treatment of the garden. Variety in the planting will keep it from being stiff. Simple rectangular lines for the borders, keeping the center open, will give a good effect, and such a scheme is easy to keep trim. If gravel, brick or broken stone paths are used, they should be wide enough for two persons to walk together. If a central path is planned, it should center on some door or window of the house, and it is better to terminate it by some object of interest at the end of the garden, such as a sun dial, a pool, or a garden seat. Low hedges may be used, as in some of the old-fashioned gardens of Colonial days, to subdivide the parts of the garden. Above all, simplicity of form is desirable in a small garden. Too many lines, too many beds of planting, or too many specimens or varieties of plants will spoil the picture we are trying to make.

Of all possible objects of interest in the small garden, perhaps none is so delightful as a pool of water. The ripple and reflection of the water, or the sound of a jet splashing into the pool, add greatly to one's enjoyment of the place. A border planting of flowers about the pool, if desired, should contain only

low growing varieties, and is perhaps better if not continuous, so one may approach directly to the rim of the pool. A wall fountain instead of a pool introduces water into the garden in another interesting manner.

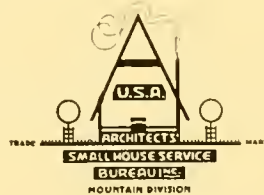
Having determined on the form of the garden, and outline of planting beds, it remains to select the proper shrubs, flowers, etc. On this subject only a few general hints can be given in this limited space, but there are many good books to guide the amateur. Beware of large growing trees which will in time rob the garden of sun and impoverish the soil. Some of the smaller trees such as hawthornes, alder, and dwarf evergreens are more appropriate, as they are in scale with the garden plan.

The use of shrubs has been mentioned briefly in the suggestions for the front of the house. In the garden, they have another special use besides screening and foundation planting, namely as a background for the flowers. Among the long list of those useful for general planting are the spireas, Japan barberry (a harmless variety), lilacs and snowballs of many varieties, dogwood, bush honeysuckle, privet, philadelphus, snowberry, and hardy shrub roses.

For a selection of flowers, the hardy perennials have first choice, though many annuals are easily raised from seed, and likewise have their use. Of the perennials, selections may be made to produce a continuous succession from spring until heavy frost in November. Every list would include some of the irises and various peonies and phlox. The best effects are secured by using a goodly number of one kind together. In color combinations, one may spend a great deal of study to get beautiful effects. A word of caution for the novice is to avoid too free use of reddish colors which may clash with pink, magenta or purple. One must learn also what sorts of flowers and shrubs will thrive best in sun or shade, as the situation may be.

In carrying out the plan of planting, it is well to remember that a first essential is well prepared, nourishing soil, without which no plants can be expected to thrive. Another point to remember is that nursery stock grown near at hand, or under similar climatic conditions, is more likely to succeed than stock shipped a long distance.

Finally, the successful completion of the small home, and the grounds surrounding it, can only be accomplished by keeping all planting and planning in direct relation to, and in harmony with, the house in mass color and form.





Plan No. 601

WHEN the home builder desires to erect a house for a closely built up section of a city or town, a house of the Georgian style is both logical and consistent. This house will make an excellent appearance if built close to the street on account of its dignity and quiet refinement.

The plan is of the center hall type, of sufficient size to provide a staircase and spacious openings into the living room and dining room. The living room is much larger than is usually found in a house of these dimensions and, when combined with the porch, it provides a very unusual room. It is also possible to enclose this porch with sash and screen, thus providing an attractive sun room in the winter months, and a screened porch on which meals may be served in the warm months. The dining room, with its casement windows on both sides, is connected with the kitchen by a pantry in which is contained cupboards, ice box and broom closet. The kitchen, which is oblong in form, is wonderfully compact with its equipment on three sides of the room. This equipment includes a sink and drain board under a window with range adjoining, and on the narrow side of the kitchen the work table extends across the room directly under a table with china cupboards on each side.

Additional work table and cupboard space is also provided on the dining room wall of the kitchen.

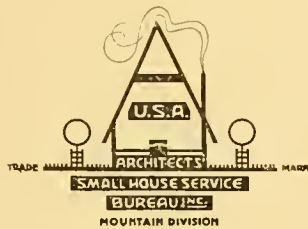
The outside entry permits of direct communication with the basement without passing through any portion of the main floor, and is also in close communication with the kitchen.

Attractive details of the main floor include a charming Colonial mantel with a red brick facing having bookcases on either side, and a large clothes closet opening off the front hall.

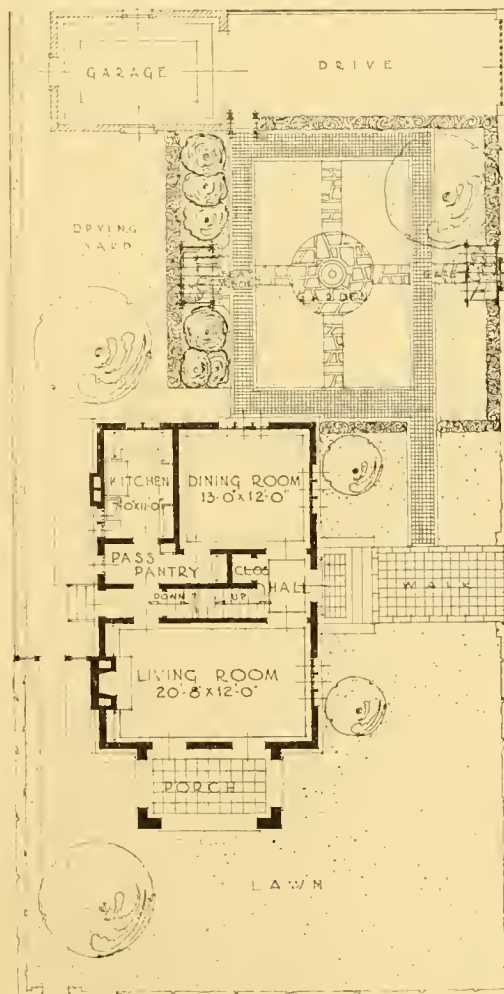
The second floor contains three bedrooms, one of which is of unusual size for the small house. All of the bedrooms are provided with closets and have light on two sides. A large balcony is accessible to the two smaller bedrooms. One attractive feature of this second floor is the hall running from front to rear, insuring ample light and ventilation. It would be difficult to plan a second floor where light and ventilation would receive more careful consideration. The bathroom is placed directly above the kitchen insuring a minimum plumbing cost.

The basement contains a billiard room extending the full depth of the house, and the open brick fireplace insures a comfortable room. The basement also includes a large heating room, cellar pantry, coal room and laundry.

The most satisfactory treatment for the exterior should include stiff mud flash brick for the base and walls, finished in stucco of a rough texture, floated finish, of a cream or buff color. The roof should be of variegated stained shingles of reds and greens, and the woodwork painted white.

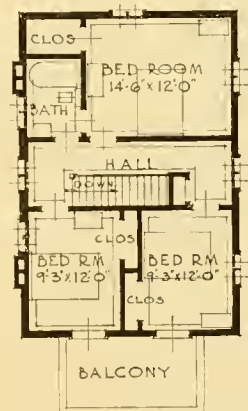


“CUBIC CONTENTS”
MAIN PORTION 768x28=21504
PORCH 116x5= 580
TOTAL 22084



“NOTES”

WALLS & STIFF MUD FLASH - -
BRICK VARIEGATED SHADES -
STUCCO CREAM OR BUFF ROUGH
TEXTURE FLOATED FINISH - -
ROOF VARIEGATED STAINED - -
SHINGLES & EXTERIOR WOODWORK
PAINTED WHITE - - - -



“A”
“SIX-ROOM”
“BRICK & STUCCO”
“HOUSE”



Plan No. 602

THE small modern English type of house is much admired for its homelike atmosphere and its picturesque appearance. This house is suggestive of these qualities. It is a design for a stucco house over wood studding. Its broken front which forms the space for the stairs, its chimneys and attractive gable ends, together with the hooded main entrance and the low slope over the service entrance, is very interesting. The roof treatment, however, is not expensive and the house may be built at a reasonable cost.

The attractive hall opens directly into the living room alcove, and the living room in turn opens directly onto a covered porch opening into the garden. The living room, although separated from the alcove by an arched beam, conveys the feeling of one large, spacious room rather than two separate ones. On the other hand, the alcove is admirably suited for a book alcove or a small music room. The dining room opens off the living room through French doors and with its large casement windows faces the garden side. The hall with the stairs leading to the second floor is accessible from both the living room and dining room. The kitchen in addition to being a perfectly equipped one, also contains a storage pantry. The kitchen is reached from the outside, through an entry enclosed in the main body of the house from which the basement is also reached. Provision is made for ice box space, with cupboards above.

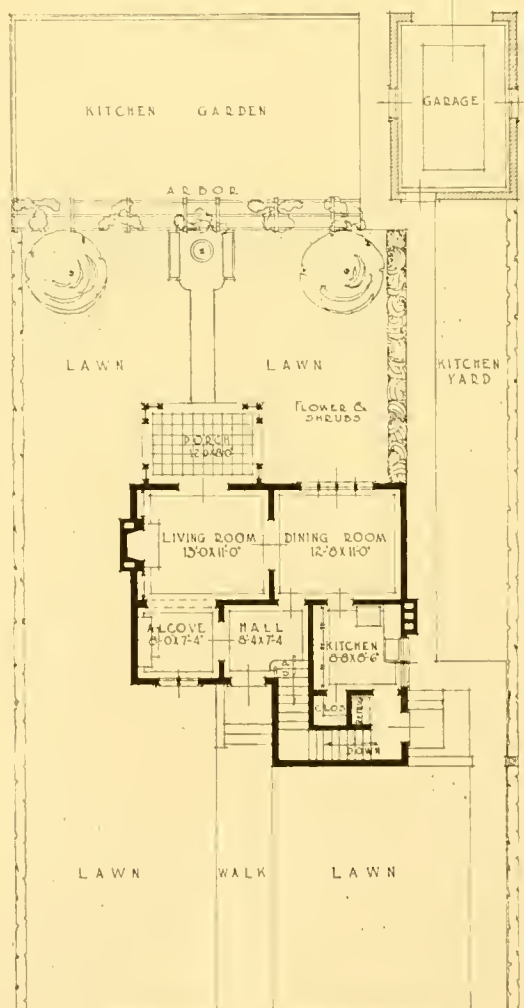
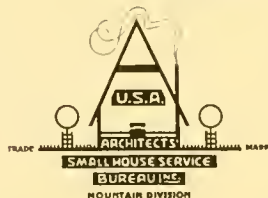
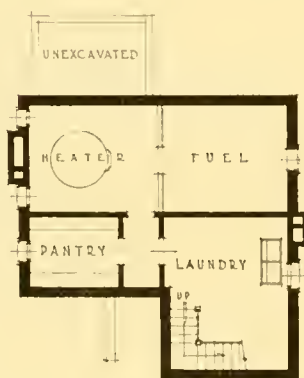
The garden wall and gate, cutting off the kitchen yard from the street and reached from the street through an attractive wood gate, adds dignity to the general contour of the house. Provision is also made for a kitchen garden, which is unusual for a narrow lot.

The second floor contains three bedrooms, the two principal ones overlooking the garden, with ample closet provision for each. A linen closet and spacious bathroom open off the hall. All of the bedrooms have light on both sides and the windows are of the casement type.

The plans provide for a fully excavated basement which contains a laundry, cold storage room, heating and coal rooms.

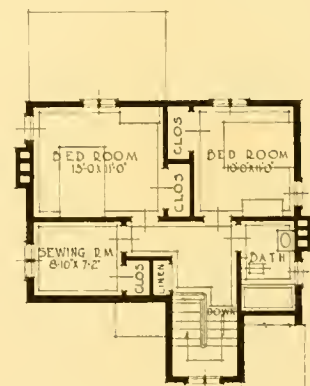
CUBIC CONTENTS

MAIN PORTION	55x28=15,400
STAIRWAY PORTION	123x20=2,460
PORCH	96x4=384
TOTAL	18,244



NOTES

WALLS - CREAM COLORED - - - -
 FLOATED FINISH STUCCO - - -
 BACK PLASTERED ON METAL -
 LATH + BRICKWORK VARIEGATED
 TAPESTRY BRICK + VARIEGATED -
 SHINGLE ROOF + EXTERIOR - - -
 WOOD STAINED WEATHERED OAK -



'A'
 'SIX' ROOM -
 'STUCCO' HOUSE -



Plan No. 603

THIS house is very compact, exceedingly well planned, with a pleasing and attractive exterior. It has been designed step by step with a view to economy and is English in character, with a half-timbered effect for the second story. The roof line is broken by two dormer windows with half-timbered stucco sides which harmonize with the well-designed gables. The living room bay window, opening on the front of the house which, together with the porch treatment, and the gable blinds or shutters, add interest to the general effect of the house.

The main or entrance porch is well placed, and from this porch the garden is very accessible, and the casual visitor will appreciate the delightful garden view as the main entrance door is approached. It is also possible to enclose this porch by converting it into a combination screened porch in summer and sun room in winter, thus increasing the living area of the house.

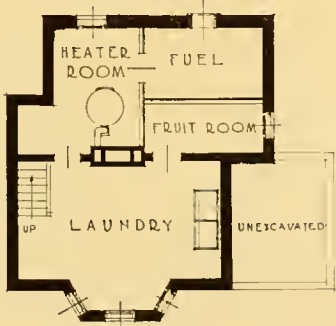
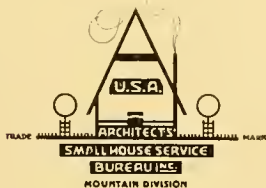
The living room extends across the front of the house, contains a large open fireplace, a bay window, and the stairs on an outside wall lead to the second floor. The living room is also accessible through the side entry or garage entrance and combines a service entrance which leads directly to the kitchen. This entry has ice box space and the basement stairs open into it. The kitchen has two exposures, is very compact, and quite large for a house of this size, and contains a complete kitchen equipment. A large storage closet opening off of this kitchen will be appreciated by the modern housekeeper. The dining room overlooks the garden, has an exposure on two sides and is in close relation with the living room, and in direct communication with the kitchen.

The garden for this house is beautifully designed and its relation to the house is such that it is in reality as much of the house as the house is of the garden.

The second floor contains one unusually large bedroom and two bedrooms of moderate size, provided with ample closet space, with one additional closet opening off the hall for linen. The bathroom is placed directly above the kitchen, thus insuring minimum plumbing costs, yet at the same time it is very accessible to the three bedrooms.

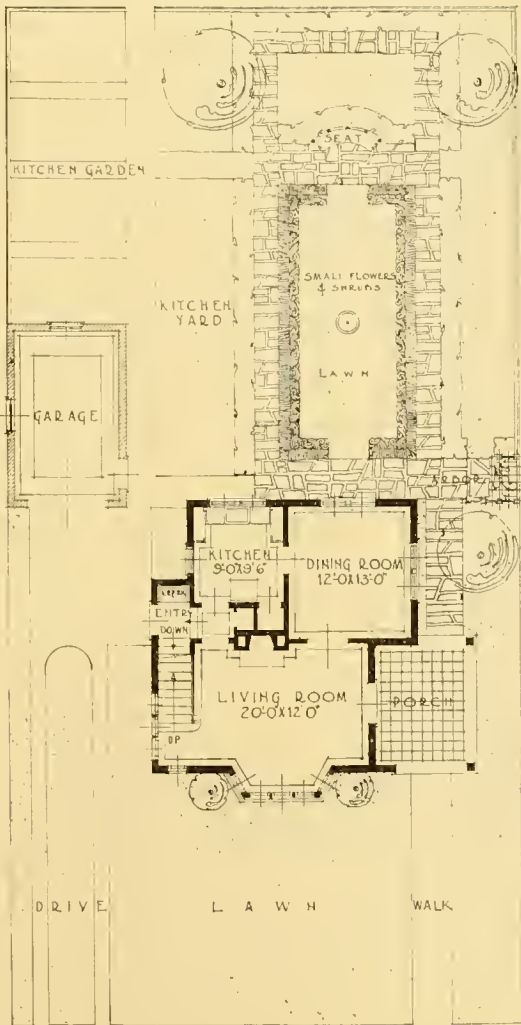
The basement is fully excavated, contains a laundry, heater room, fuel room, and fruit room, and amply provides for all storage and other purposes for the house. If this house is studied with great care the small home builder will realize that it is unusually well planned and will not be found expensive to build.

The house is of brick construction for the first story and should be of variegated colors of tapestry brick or of a stiff mud-flashed mixed brick, with second-story gables of stucco over metal lath. The shingles should be stained a light brown and the exterior woodwork should be stained a light weathered oak.

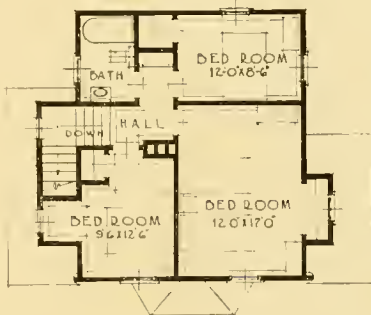


CUBIC CONTENTS

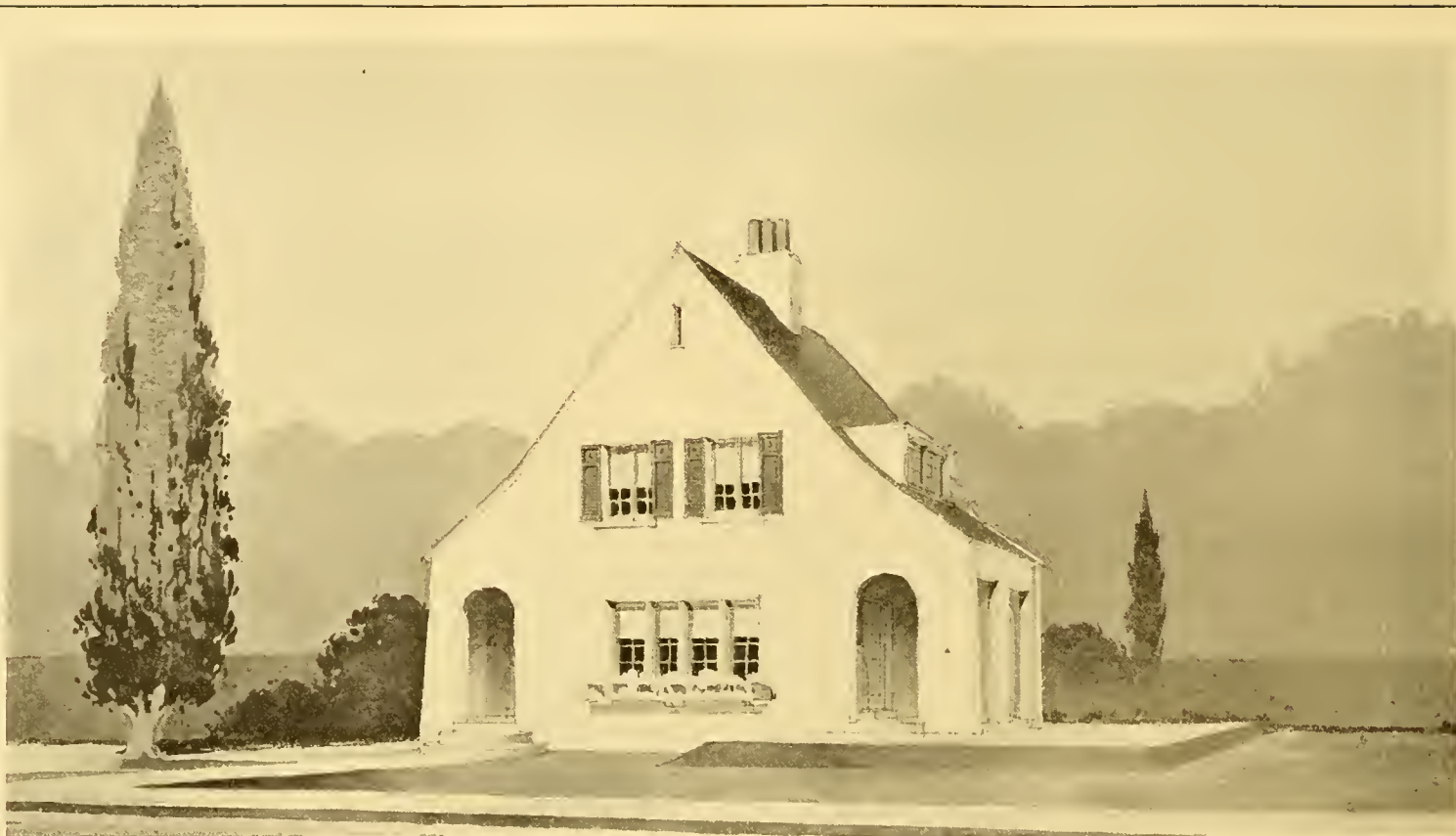
LIVING ROOM	606X28=9408
DINING RM + KITCHEN	275X28=7700
BAY WINDOW	27X12=324
PORCH	140X5=700
TOTAL	18,132



NOTES
WALLS - FIRST STORY VARIEGATED TAPESTRY BRICK - SECOND - STORY STUCCO ON METAL - LATH WITH HALF TIMBERING - ROOF - SHINGLES STAINED LIGHT BROWN & EXTERIOR - WOODWORK STAINED LIGHT WEATHERED OAK - - -



A
SIX-ROOM
BRICK & STUCCO
HOUSE



Plan No. 604

THIS beautiful home possesses a distinction and individuality rarely found in a house of its size and cost. While excellent in design it is also a type of house which will give the home builder value for every dollar he puts into it. The exterior is an unusually effective and interesting one, and a house that will compel a second glance from the casual observer and engage his interest. The house is nicely balanced and its pleasing reserve and graceful lines, with the simple but skillfully-designed details all combine in giving this exterior a dignified, yet at the same time, a very homelike air.

This house is constructed of wood studding with cream colored trowel-marked stucco, with back plastered over the metal lath to insure a warm house. The roof should be painted a brownish green color with green shutters to harmonize with the roof, and the wood should be painted white. The appropriate flower box below the living room windows gives a touch of color in summer which will create a pleasing and delightful contrast with the light cream colored wall surfaces.

This house will have the air of being delightfully cool in summer with its enclosed arched porch, its southern exposure on the living room side and its attractive arched entrance porch opening into the hall from the outside. The hall is of ample size with a beautifully arranged stairway, with a large triple window, and is accessible to the living room through a wide opening with a view across the living room into the porch through the French windows. The living room is well lighted and spacious with its open fireplace, its balanced openings on either side, one of which leads to the dining room and the other to a rear hall containing two spacious closets.

The dining room with its light on two sides, with casement windows overlooking the garden, insures a charming and inviting view.

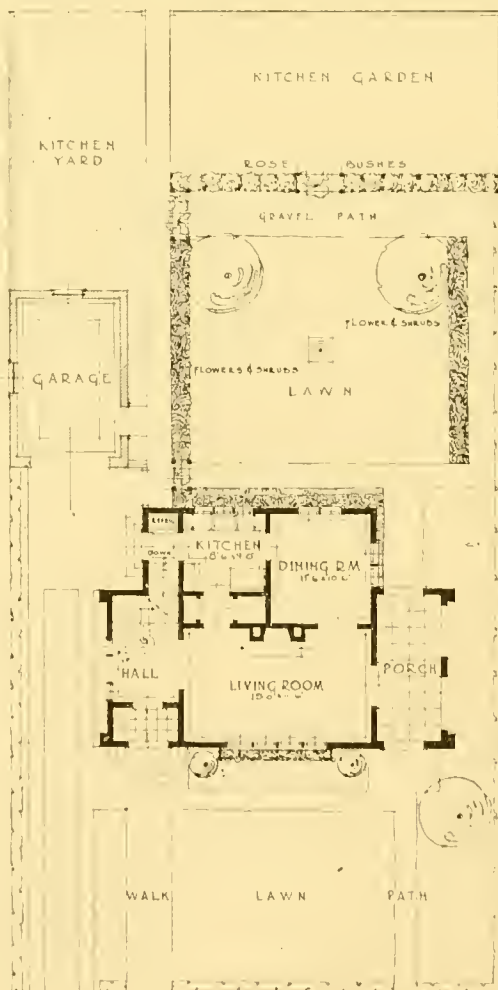
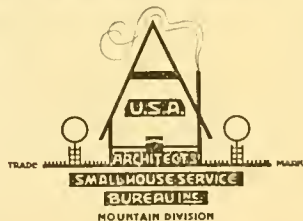
The kitchen is most complete with its working space along the outside wall below the windows where practically all of the kitchen work may be performed, with ample china and storage space. The kitchen is reached through a rear entrance with a position for the ice box and cupboards above. Opening out of the rear entry is the basement stairs which is placed directly under the main stairs to the second floor. The house is fully excavated and contains a spacious laundry, a store room, fuel room and a large heating room.

For a house of these dimensions it would be difficult to provide a second floor of three bedrooms better arranged and of such generous size than the ones indicated in this plan. The minimum allowance of second-floor hall space is provided with the three bedrooms and one bath opening out of this hall. All of the bedrooms contain one or more closets of ample size, and a well placed linen closet occupies the space at the end of the hall.

Altogether this house possesses many charming features and is designed for those who desire a home that is refined and yet different from the usual type of small house.

CUBIC CONTENTS

MAIN PORTION	625X26=16250
PORCH	122X5= 610
TOTAL	16860



NOTES

WALLS-CREAM COLORED-
TROWEL MARKED STUCCO
BACK PLASTERED ON METAL-
LATH & ROOF BROWN-GREEN
STAINED SHINGLES & BRICK-
WORK VARIEGATED TAPESTRY-
EXTERIOR WOOD WORK PAINTED
WHITE.



"A"
"SIX-ROOM"
"STUCCO-HOUSE"



Plan No. 605

PEOPLE have often observed how different types of houses carry different impressions. Houses should have as much personality as people and this house not only bespeaks personality but expresses genuine comfort in every way. It would be difficult to designate this house as regards its style by any particular name, although architecturally it is sound and thoroughly good. Its general appearance is most pleasing, it is homelike in character and is the outgrowth of honest, straightforward planning with good proportions and a most appropriate use of building materials. It is what is usually called a story-and-a-half type of house but it contains nearly as much room as if it were full two stories. Its construction is of brick with a shingle roof and shingle dormer sidings. All of the windows are the casement type, insuring an abundance of air in the warm months.

Upon studying the plans one is first impressed with its compactness, with its porch contained within the main body of the house, an arrangement which helps to reduce the cost of building. The living room with its attractive Colonial fireplace, its casement windows and its large opening into the sun room, which latter is in reality a part of the living room, will appeal strongly to the housewife with artistic instincts, and as the sun room with its French windows faces the garden, it not only insures a delightfully cool, roomy porch, but a most attractive, sunny, well-lighted sun room during the winter months.

NOTE:—The working drawings for this house call for a rectangular-shaped sun room in place of the half-octagon alcove as illustrated.

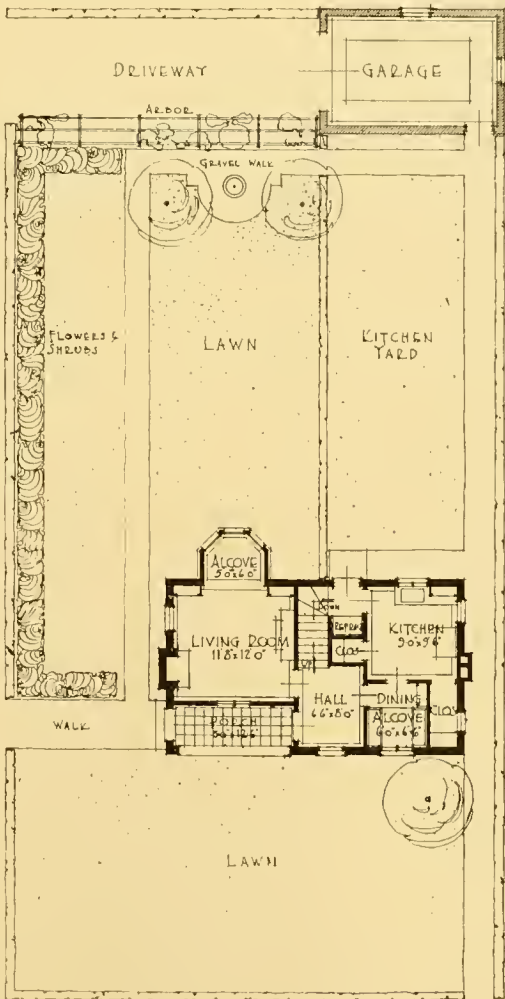
The kitchen is well planned with a well-lighted position for the sink, range and work table. The dining room, while small, is compact, and will be found quite adequate for this home. The kitchen is reached through an entry with a place for the ice box, with ample space above for storage cupboards. The entry also serves the basement, making it possible to go from the outside to the basement without passing through any other portion of the house. The plans call for a fully-excavated basement with the exception of the portion directly under the entrance porch and contains a heating room, laundry, fruit room and coal room.

The second floor contains two bedrooms, affording ample cross ventilation and insuring a cool second floor with closets for each. The bathroom faces the front and is spacious in size and very accessible to the bedrooms. The second-floor hall will be found to be well lighted, and contains a large linen closet.

Every room in this house is well ventilated and the first-floor rooms have light on at least two sides. The stairway and hall are flooded with light from windows in the lower hall and on the stair landing. It would be difficult to design a house which offers more for the money than this one.

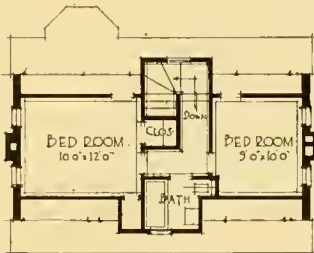
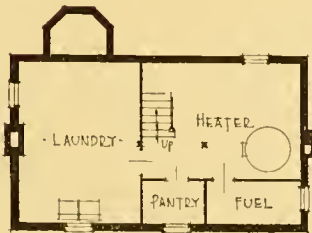
CUBIC CONTENTS

MAIN PORTION	540x24=12960
LIVING RM ALCOVE	28x12.6=350
TOTAL	13310



NOTES

- WALLS TO BE OF HARD BURNED WATER STRUCK BRICK LAID WITH WIDE - -
- MORTAR JOINTS + ROOF TO BE GREY GREEN STAINED SHINGLES - - -
- EXTERIOR FINISH AND SHUTTERS TO BE PAINTED WHITE - - - -



FOUR ROOM
BRICK HOUSE



Plan No. 606

ARCHITECTS who have had a large experience in the planning and designing of houses realize how much more difficult it is to plan a small house than a large one. The limited cost means the conserving of space and this must always be uppermost in one's mind in the planning of this type of home. Careful inspection of this plan will prove that this charming Colonial bungalow is most carefully and economically arranged with the view of obtaining as much house as possible for the limited means of the small home builder. This home is suitable for the suburbs of any city, or it would also prove a most charming acquisition to any small town and is also well suited for a small farm.

From the regulation but charming Colonial porch across the front, one enters directly into a spacious living room. An attractive mantel on axis with the front door, the built-in book cases, ample wall space for the furniture, and direct access to all rooms of the house, make this a most livable room. The plan also includes a spacious dining room opening to the left of the living room, with a bedroom of the same size opening into the living room on the right, giving a charming balance to the three principal rooms in the front of the house. The bedroom hall opens off the living room and is so arranged that all three bedrooms and bathroom are reached through this private hall, giving them as much privacy as second-floor bedrooms. All bedrooms are provided with closets. One additional hanging closet and a large linen press open off the hall.

The kitchen is very large for a house of this size—larger perhaps than is usually found in the small house—but for suburban or farm use this is considered a necessary requirement. The kitchen, opening directly into the dining room, is reached through a rear entry; the basement stairs also open into this rear entry with direct communication to the out-of-doors.

A very attractive feature, and a most unusual one for a house of this size, is the charming porch opening off the dining room which will be an added feature when used for an outside dining porch.

The basement is fully excavated for the reason that the house owner requires a large amount of storage space to store his suburban garden stock, and in addition to the large vegetable cellar the basement contains a laundry, heating room, fuel room, store room and preserves room. The basement is also reached from an outside stairway, thus making it accessible for storage purposes.

Ventilating louvers are provided in the gables of the roof so that the rooms may be cool in hot weather.

The exterior finish is of wood siding over frame construction and the usual Colonial precedent should be followed by painting the sidings or outside walls white, with green shutters, brown or green roof, and a chimney of red brick.

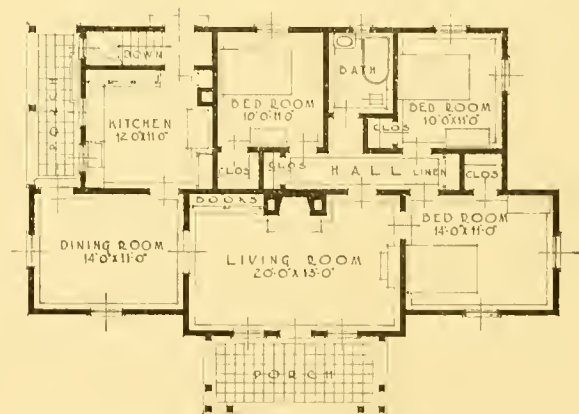
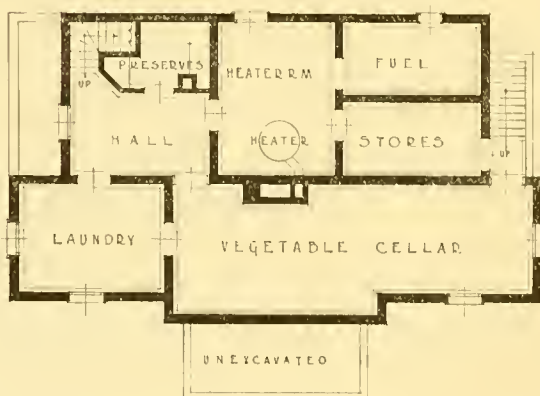
The plan is an excellent one and follows the usual precedent of all houses in this book, that, irrespective of the size of the rooms, they have adequate wall space for furniture, and by a very careful survey of the plan it will be found that beds and dressers are conveniently located and provided with ample space around them. The more one studies this plan the more one realizes its possibilities as regards its convenience and charm.

CUBIC CONTENTS

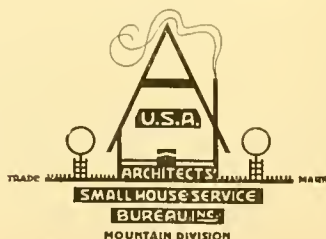
MAIN PORTION	1258X18=22,644
PORCHES	198X4= 792
TOTAL	23,436

NOTES

LAPSIDING 12 INCHES - - -
WIDE PAINTED WHITE - - -
ROOF SHINGLES STAINED
BROWN-GREEN - SHUTTERS
PAINTED BOTTLE-GREEN -
FRAMES PAINTED WHITE -



A
SIX ROOM FRAME
FARM HOUSE





Plan No. 607

THIS house of brick construction perhaps offers as much as it is possible to offer in a house of this size and has as great amount of space as it is possible to provide for in the planning of a six-room bungalow. Its oblong form and directness of plan are the chief reasons for its economy. It also lends itself readily to the narrow lot, and while it does not possess the delightful relation to the garden that many of the houses in this book possess, it is a house that offers the home builder a sound investment for every dollar he puts into it. In addition to being economical to build it is of a most suburban character as regards its design, and the yearly upkeep cost will be found to be very nominal. Although this house is oblong in form, the treatment of the porch breaks its lines in a very effective manner. The gables on the side also add much to its beauty and simplicity of design and create the effect of a plan broken form, rather than the rectangular shape which in reality it has. Brick arches are also a pleasing feature in any home, and with the rough flagstone floor and wrought iron railings will possess indestructible and lasting qualities, with little if any cost in its upkeep.

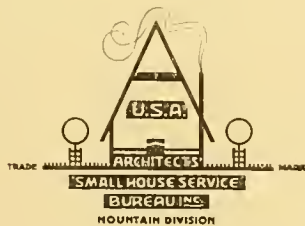
The living room, with its brick fireplace, bookcases and casement windows extending across one end, is reached directly from this entrance porch. The porch is also reached through a pair of casement doors, permitting of more air in the warm months. The dining room, which is placed at the opposite end of the living room, is lighted on two sides with full-length casement doors opening towards the street, and a group of casement windows on the long side of the room. The kitchen is large but compact with modern equipment so placed that most of the work may be done on the window side where the sink, table and cupboard are placed.

The rear exit is reached through two doors, and the rear entry is of sufficient size to admit an ample ice box, and the stairway to the basement which is reached from the rear door at the grade level.

The bedroom portion is entirely cut off from the balance of the house by a private hall, and two of the bedrooms have light on both sides and they are of unusual size for a house of these dimensions. Each bedroom is provided with a closet and three additional closets open off the bedroom hall, consisting of a linen closet, broom closet and coat closet.

The basement is very large and contains a laundry of sufficient size for drying clothes in stormy weather, a fruit room or cellar pantry, heater room and coal room. The coal room is large enough to permit of the owner storing all of the coal necessary for the winter use without replenishing.

This house is suggestive of the modern English style. The brick gable across the porch and on the two sides of the house set off the rather severe lines of the exterior to great advantage. This house will also be attractive on account of its simplicity and reserve, and for the reason that it does not possess pretentious and expensive ornamentation. This house is the product of a carefully-prepared and economical plan, designed with a view to providing a comfortable and convenient home, and is architecturally sound. It will strongly appeal to the home builder who has an appreciation and understanding of the meaning of simplicity and good design for the small home.

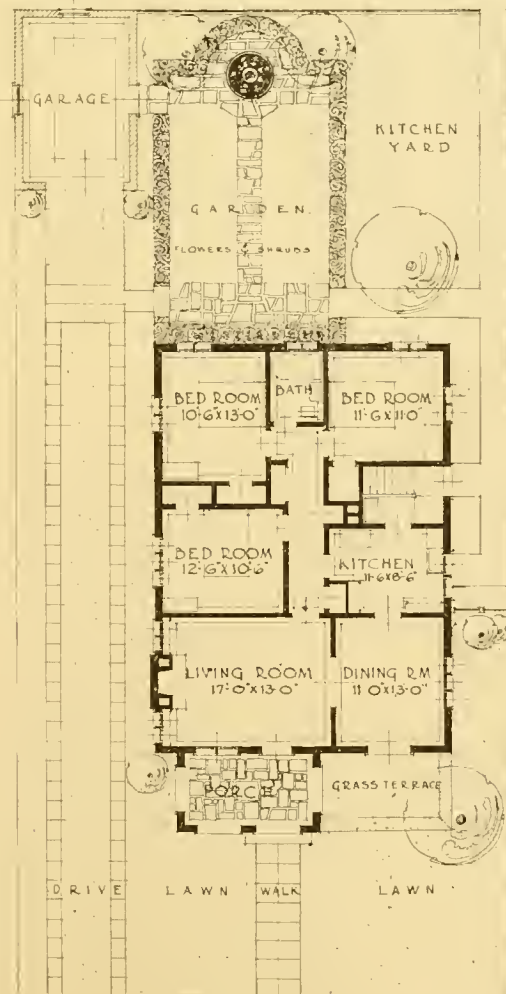


CUBIC CONTENTS

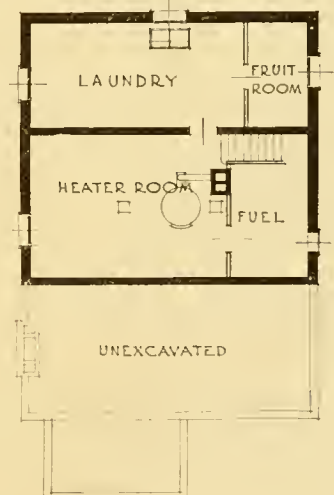
LIVING & DINING RM. 420x15=6300
 KITCHEN+BED RMS 4: 810x20=16400
 PORCH 116x5= 580
 TOTAL 23280

NOTES

WALLS+STIFF MUD RED+ BROWN
 BRICK+ROOF GREEN STAINED
 SHINGLES+ EXTERIOR WOOD
 WORK STAINED WEATHERED +
 PINE+ DOORS & WINDOW SASH +
 PAINTED SILVER GRAY + + +



A SIX ROOM BRICK HOUSE





Plan No. 608

HERE is a home, both dignified and restrained, and follows the lines and traditions of an English type of house. Its external appearance differs, however, from similar houses in England, for the reason that it is of frame construction, whereas, English houses are built almost entirely of masonry construction.

This house is intended to be placed close to the street and on a small, compact, city or suburban lot, with its principal front facing the garden. This is a symmetrically balanced design, an economical form which insures economy in its construction.

This house, while of the center hall plan, differs from the usual type in that the hall serves only as a small entrance for the living room. In the living room is contained the main stairs, leading to the second floor, adding an attractive detail to the living room. The exposure on three sides, with an entrance to the garden through the garden porch, and its close relation to the dining alcove, combine convenient and attractive features.

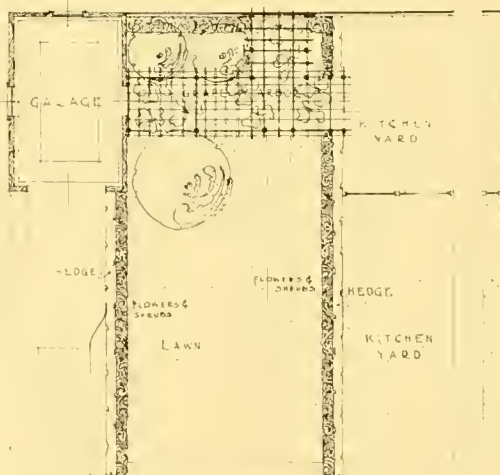
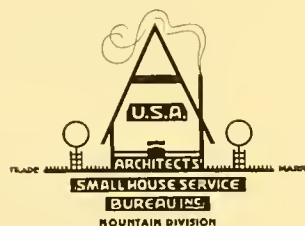
The kitchen is located in the front of the house and has direct access to the rear entry, the dining alcove and the front entrance. The kitchen is of unusual size for a house of these dimensions, is unusually well arranged and possesses a complete equipment. The entrance to the kitchen is gained through the rear entry, in which is placed the ice box, and the stairs to the basement also open off this entry. The dining alcove is admirably located and is of sufficient size for general dining room use, and has the advantage of overlooking the garden across the garden porch.

The second floor contains three excellent bedrooms, two of which are lighted on two sides, and a bathroom and large closet open out of the second floor hall, with the bathroom placed directly above the kitchen, insuring minimum plumbing costs. The bedrooms are of good size, are well arranged as regards the positions of the various pieces of furniture, and contain ample closet space.

The basement is fully excavated and is subdivided into a large, well-lighted laundry, a store room, heater and fuel rooms.

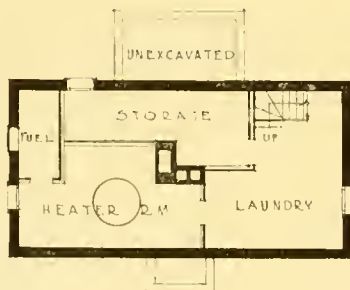
The general arrangement of this house is unusually good when considered from the standpoint of economy, and every foot of space is made to count in the general arrangement. This home will look well on any street where good homes are built, and its excellent design will indicate the good taste of the owner who will select this plan for a permanent home. The doorway is refined in detail and is the outstanding feature of the front of the house. The roof is nicely proportioned and combines in a simple and natural manner with the dormer windows, which help to break the otherwise rather severe roof treatment. The windows of the lower story, with the shutters, relieve the wide expanse of plain surface, and the downspouts aid in serving both from the standpoint of utility and design, in adding another detail. The garden porch insures an attractive garden front. It may be screened for summer use and used as a breakfast porch during the warm months, or it may be enclosed with glass and artificially heated, thus adding a valuable and attractive room to the general scheme.

The construction contemplates the use of 8" drop siding, painted white, for the exterior walls, a shingle roof stained in variegated colors of greens, reds and browns, and the outside blinds or shutters painted a bottle green.



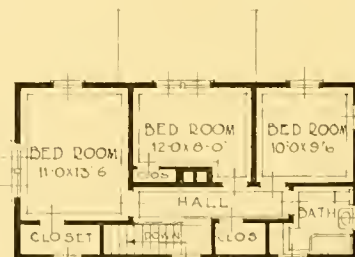
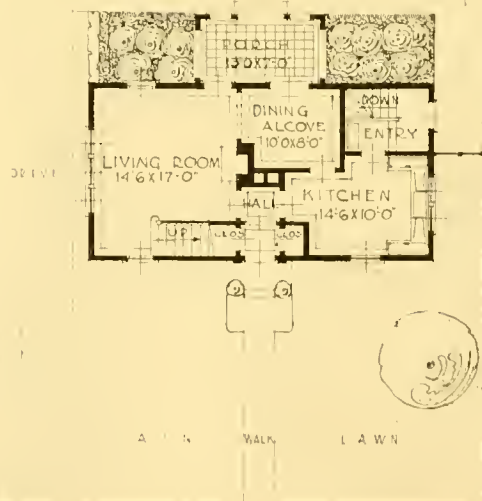
NOTES

WALLS - 8 INCH DROP - -
SIDING PAINTED WHITE - -
ROOF VARIEGATED - - -
STAINED SHINGLES - - -
EXTERIOR WOODWORK - -
PAINTED WHITE BLINDS -
PAINTED BOTTLE GREEN - -



CUBIC CONTENTS

MAIN PORTION 62'0" x 26'0" = 1612.0
PORCH 9'1" x 5'0" = 45.5
TOTAL 1657.5



S.A.

SIX ROOM

FRAME HOUSE



Plan No. 609

AFTER careful consideration is given to the various designs illustrated in this book, a close observer will conclude that none of the houses possess greater architectural merit than this delightful and charming brick home. This design is an intelligent interpretation of the English Tudor style. The roof always plays an important part in the design of a small home. This high pitched roof, with its corbel supports and its long sweep, is delightfully interrupted by the well-proportioned front entrance gable and the charming and refined dormers on either side. It is a house beautifully balanced and will present an equally interesting appearance from any point of view. The brick gables at either end of the house, with its perfect balancing of chimneys, its beautiful, refined entrance doorway, and its general contour, combine qualities rarely found in a house of this size. It is a house that might be reproduced on a much larger scale without making any changes whatever in its proportions or details.

Entering through the front door the visitor is at once impressed with its spaciousness and the general openness of the lower floor plan. Small but useful closets are provided on either side of the entrance door. The living room is unusual in its attractiveness, contains a beautiful open fireplace, bookcases and ample wall spaces. It also opens into the large garden porch, which seems to bring the living room and garden in close relation. The dining room is well placed on the opposite side of the house from the living room, with the doors of each room nicely balancing the hall. The dining room has direct communication with the kitchen which is of unusual size, and is thoroughly and completely equipped in the real modern sense. This equipment is designed not only to lighten the work of the housekeeper, but the fixtures are placed in order to serve equally well the requirements of both the kitchen and dining room.

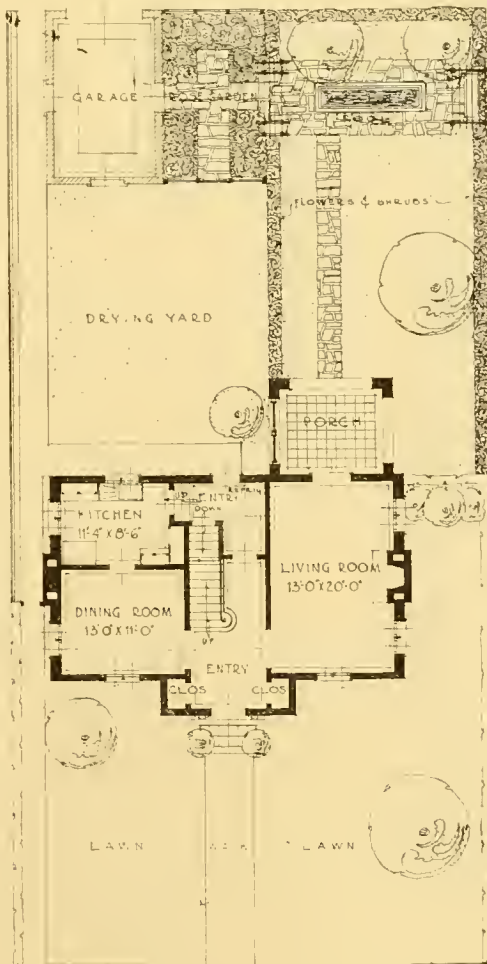
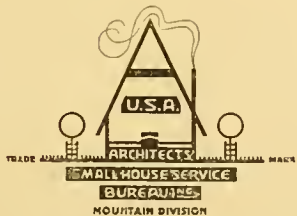
The rear, or service entry, provides two doors between the kitchen and the out-of-doors and also contains space for the ice box and the basement stairs.

The basement is thoroughly complete and will meet all the demands likely to be made upon it. The second floor contains three excellent chambers with ample closet equipment; a sleeping porch, which may also be considered an additional bedroom, and a well-equipped bathroom.

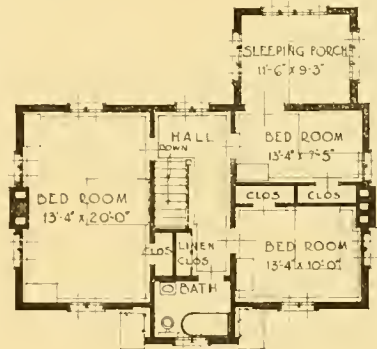
To produce the most satisfactory results as regards the color combination for the exterior, the brick should be of variegated colors of a stiff mud red brick, the roof stained brown or green, or a combination of the two, and the woodwork painted white.

CUBIC CONTENTS

MAIN PORTION	795x26=20683
PORCH & SLEEPING PORCH	130x6=1040
ENTRANCE	54x16=1008
TOTAL	22931



NOTE 3A
WALLS - TAPESTRY OR STIFF
MUD VAR. EGATED BRICK - -
ROOF VARIEGATED STAINED
SHINGLES & EXTERIOR -
WOODWORK PAINTED - -
WHITE - - - - -



A A
SIX-ROOM
BRICK-HOUSE



Plan No. 610

CAREFUL inspection of the floor plan of this home will reveal to the home builder a wonderful amount of space when its general dimensions are taken into consideration. It would be difficult to designate the style of this house, and, while it presents a rather severe effect, its outline is softened by the sloping of the gable terminals.

Brick is the contemplated material for this house and except for the cornice, roof, windows and doors, wood on the exterior is almost eliminated. The upkeep of a house is always an important factor with the experienced home owner, and the elimination of wood, as far as possible, is an advantage in this respect. This house is rectangular in form, but the porch treatment, with its roof extending from the main body of the house, creates interesting breaks which successfully disguise its roof. The end gables across the front also add to its appearance, and the dead space above the first floor ceiling insures a cool house in the warm months, and also provides excellent storage space.

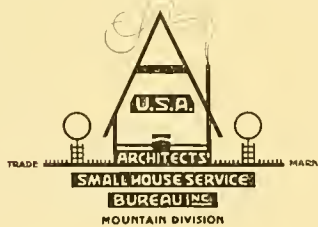
The first floor provides a small entry with a coat closet. The living room opening off this entry contains attractive wall spaces for the living room furniture, and its two groups of casement windows and its attractive open fireplace, provide interesting and effective details. As in many houses of these dimensions the usual dining room is substituted by a dining alcove, with the usual equipment placed at one end, and a complete china cupboard at the opposite end. The dining alcove separates the living room from the kitchen, and the latter contains the usual modern kitchen equipment, which is complete in every detail. The kitchen is secluded in stormy weather by the two doors leading to the rear entrance, and this rear entrance also contains a space for the ice box and the stairs to the basement, which have direct access to the out-of-doors. An economical arrangement is provided by combining the kitchen and bathroom plumbing, thus reducing plumbing costs.

The three bedrooms open off a private bedroom hall, and offer the same seclusion as bedrooms situated on the second floor. Each of these bedrooms are provided with closets, and a broom and linen closet open off the hall.

The basement is only partially excavated, but contains a laundry, cellar pantry, heater room and coal room, all of which are of generous proportions.

Rigid economy has been the keynote in the planning of this house, and every inch of space enclosed within its walls will be found available for living purposes.

This house should be faced up with stiff mud red flash brick, the roof painted in variegated colors of stained shingles in browns and greens, and the wood-work painted white.

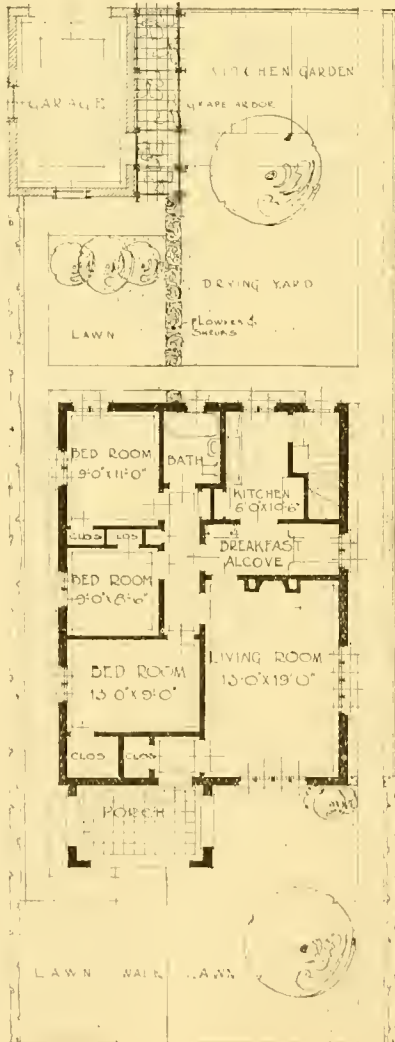


ACUBIC CONTENTS

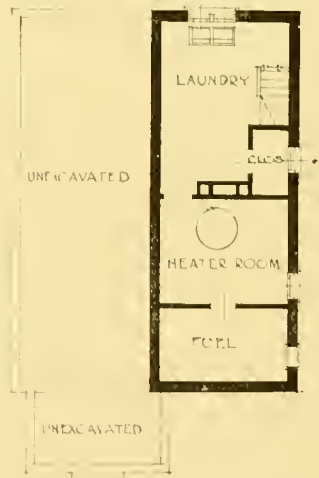
EXCAVATED PORTION 5365X20'0"=10730
UNEXCAVATED PORTION 4995X15'0" = 7492
PORCH 112X4'0" = 448
TOTAL 18,670

NOTES

WALLS OF STIFF MUD RED FLASH
BRICK & ROOF VARIEGATED--
STAINED SHINGLES & EXTERIOR-
WOODWORK PAINTED WHITE-



A
SIX-ROOM
BRICK-HOUSE





Plan No. 611

THIS Georgian house is a type which is suitable, from a climatic standpoint, for any part of the country. It would be difficult to plan a two-story house with a more economical arrangement than the one shown on this page. While primarily it is only a six-room house, it is remarkably compact and contains all of the best elements of a house of greater area. This house is designed to feature the garden and while the street front is simple it is attractive.

The hall has been eliminated and the space usually allotted to it has been given over to the living room which has three exposures and contains a broad fireplace, with windows on either side. Full-length casement windows lead onto the garden porch and give to the living room a beautiful view of the garden, a feature which is always a source of delight in the summer months. The dining alcove, which in reality is a small dining room, has direct access to the kitchen and will serve the purpose satisfactorily for the size of family contemplated to occupy this home.

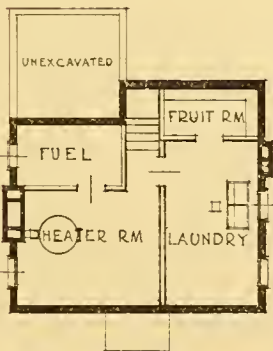
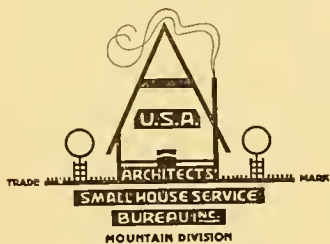
The kitchen entry contains not only an ice box space but also a broom closet. The kitchen equipment is complete and the working space along the outside wall of the room insures perfect light and good ventilation. The basement stair arrangement is excellent and permits one to reach the basement from both the outside and the kitchen without unnecessary steps.

The second floor arrangement is unusually good, and to obtain three spacious bedrooms and a bathroom in this allotted area is not easy of accomplishment. These bedrooms have exposures on two sides, are well provided with closets, and all are accessible to the bathroom through the compact second-floor hall.

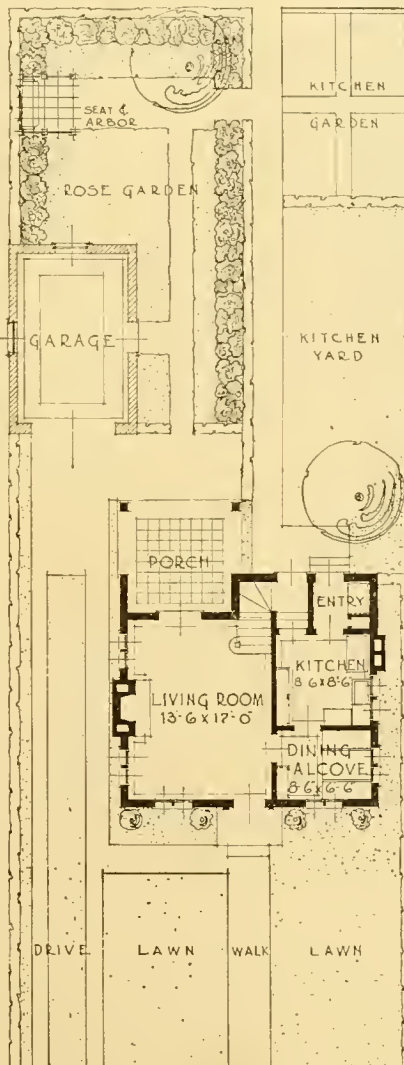
The basement is fully excavated and contains the usual heating room, laundry, fruit room and fuel room.

In the preparation of these plans the designer has seen fit to plan the dormer windows a trifle narrower than is indicated in the above illustration which will improve the general proportions and outline of the house.

The exterior calls for a rough red or stiff mud brick, with a shingle roof. The exterior woodwork, including the blinds, should be stained a silver gray, with the sash and doors stained a weathered pine color.

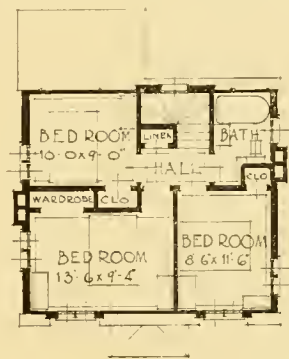


CUBIC CONTENTS	
MAIN PORTION	468 X 27 = 13,176
PORCH	117 X 4 = 468
TOTAL	13,644



NOTES

WALLS- VARIEGATED TAPESTRY OR
STIFF MUD BRICK- ROOF- SHINGLES
STAINED VENETIAN RED-
BLINDS- FRAMES & EXTERIOR-
WOODWORK STAINED SILVER-
GRAY- SASH & DOORS PAINTED-
WEATHERED PINE - - - -



SIX ROOM
BRICK HOUSE



Plan No. 612

THIS house possesses the desirable qualities of compactness, a design which is unusually attractive, and on account of its oblong form, this house is inexpensive to build. For a house containing five large rooms it would be difficult to obtain a more satisfactory plan if one desires a house of this size, two stories in height. This Colonial type of house calls for frame construction. The exterior walls should be finished with a nine-inch lap siding, with shingled roof, and either brick or concrete foundation. In design this house combines the refined detail of the Colonial style. The dormer window in the front of the house furnishes light for two bedrooms and the bathroom, and moulds naturally into the main roof. Both the entrance and living room porch are refined and attractive in detail, and are in complete harmony with the gable treatment and the front windows with their moulded architraves and blinds.

The plan is an exceedingly good one and includes a spacious hall with a coat closet, with large openings into the living room and dining room which balance each side of the hall. The living room porch is a most desirable feature and is located where the family is sure to give it constant use. The living room has three exposures, with double casement doors on each side of the fireplace, leading into the porch.

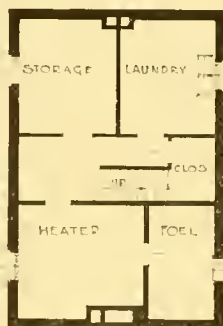
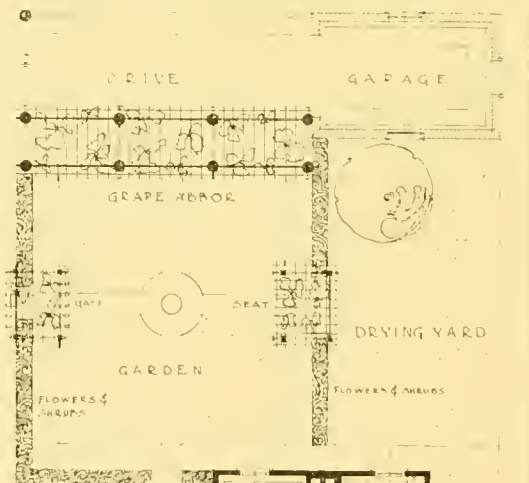
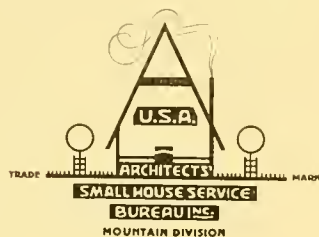
The modern kitchen, with its complete equipment, and the rear entry, containing the ice box and the stairs to the basement, completes a thoroughly practical and satisfactory ground floor.

The second floor consists of three bedrooms, the principal one of which extends the full depth of the house. Each bedroom is provided with a closet, and all are well lighted. The bathroom is conveniently located and opens off the hall.

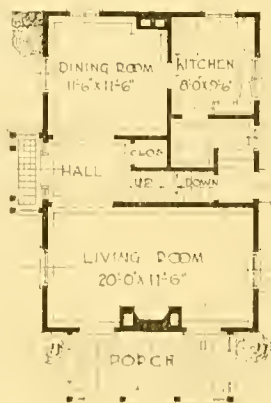
The fully-excavated basement contains a basement hall, heater room, fuel room, storage room, fruit room, and a well-lighted laundry with complete equipment.

Every consideration has been given to the housekeeper in the arrangement of this house. All of the first-floor rooms are in close relation to each other, which means a great saving of steps.

The exterior walls, which are of lap siding, should be painted white, the shingled roof variegated tones of green, and the sash and blinds a bottle green color, which will carry out the traditional Colonial color scheme.



4 CUBIC CONTENTS
EXCAVATED PORTION 1651280-18220
PORCH 119'4"0" = 476
TOTAL 18,704



NOTES

WALLS 9 INCH LAP SIDING
PAINTED WHITE & ROOF - -
VARIEGATED STAINED SHINGLES
EXTERIOR WOODWORK PAINTED
WHITE SASH & BLINDS PAINTED
BOTTLE GREEN - - - -

A
SIX-ROOM
FRAME-HOUSE



Plan No. 613

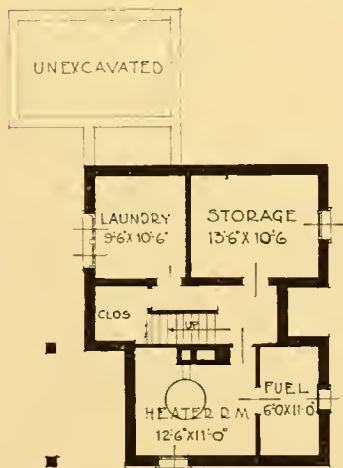
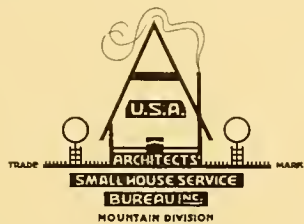
THE automobile, of which many small families are now the proud possessors, has created a marked change in the mode of living in the small family and has also added a new requirement to the modern small home. It is often found desirable to have the garage connected either directly to the house or in close relation to it. This design calls for a house of the Dutch Colonial type. It is unusually well proportioned, with its well-formed roof and octagon-shaped dormer, which always softens the roof lines, and the exceptional treatment of the entrance porch, with its curved roof receding into the cornice line, combines not only a symmetrical but a graceful treatment. This small entrance porch is unusually attractive with its small boxed delicate columns and its latticed panels on either side.

The garage is not only attractive, with its doors, and beam and trellis effect, but it also moulds itself into the main body of the house in a thoroughly pleasing manner. All of these units combine a thoroughly artistic and architecturally designed house.

While the exterior is exceedingly interesting, the plan is perhaps even more so. The house contains a small hall which is reached through a small entrance porch, affording it partial security from the elements. This hall is of sufficient width to permit of a stairway to the second floor and a hall coat closet. The living room has exposures on three sides and overlooks the garden through the sitting porch. The living room is of good size, with its fireplace, its well-placed windows, and in which due consideration has been given to the placing of the living room furniture. The dining room balances the living room on the opposite side of the hall, with light on two sides, and opens directly into a spacious kitchen. This kitchen is of excellent form, is well lighted, and its modern equipment as regards its fixtures is placed in a practical manner. The kitchen also contains a large storage closet which insures the saving of many steps to the basement store room. A rear entrance is provided so that the basement may be reached directly from the out-of-doors. Its rear entrance of unusual merit is also provided, whereby the kitchen may be reached and which also forms a passage to the garage, permitting the owner to enter the garage through the main body of the house. In this entrance a space for the ice box is also provided.

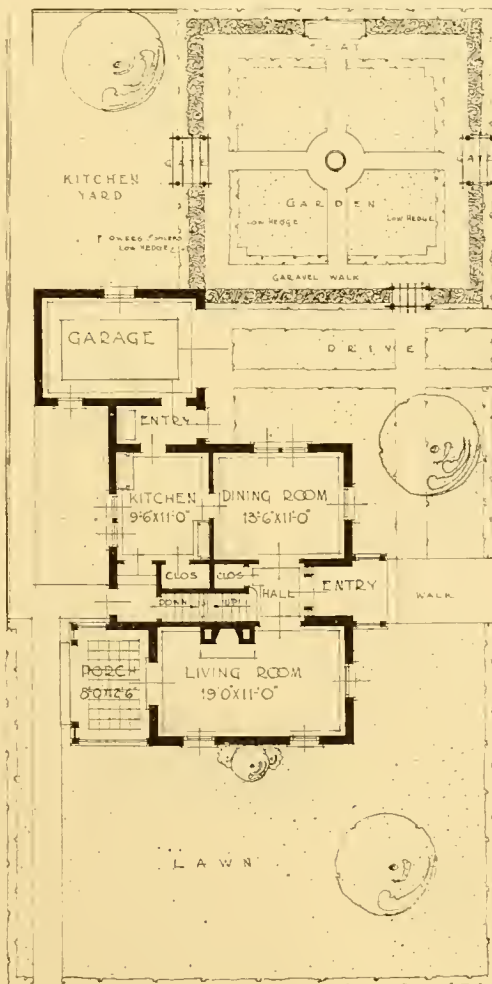
This type of roof always insures a spacious second floor. It contains three bedrooms, one of which is of unusual size, and two of the bedrooms are provided with light on two sides. Ample closet space is provided for each of them, two of which have two closets. A well-located bathroom completes the second-floor arrangement.

A dark red face brick, known as a "texture" brick, laid in heavy white mortar joints, is recommended, with the main roof stained a bright green shingle stain. The woodwork should be painted white, and the outside blinds a turquoise blue.

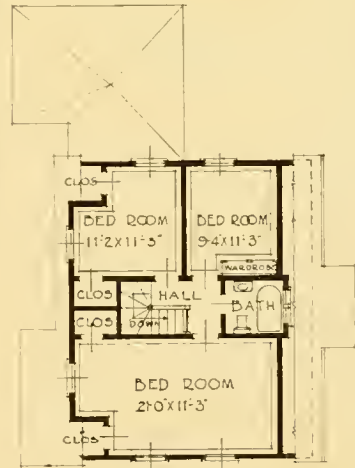


“CUBIC CONTENTS”

MAIN PORTION 725 X 27 1/2 = 19937
PORCH 96 X 3 = 288
TOTAL 20225



“NOTES”
WALLS - ROUGH FACED -
DARK RED BRICK & ROOF -
GREEN STAINED SHINGLES
EXTERIOR WOODWORK -
PAINTED WHITE & BLINDS -
PAINTED TURQUOISE BLUE



“A”

“SIX-ROOM”
“BRICK & FRAME”
“HOUSE”



Plan No. 614

THERE is always economy in building a house which is oblong or square in form. It means reduced costs in the outside wall construction as well as the roof, both as regards materials and labor.

This six-room house possesses not only a practical and beautiful arrangement of rooms but an exterior which is exceptionally good and will create a favorable impression upon those who possess refined instincts in connection with home building.

This is a design of the Colonial school adapted to present day conditions. It is of brick construction, with the brickwork extending to the top of the gables. The house is unusually delightful with its close cornice, its chimney gable treatment, its practical yet suitable dormer treatment in providing light for the principal bedrooms, and, with the refined and chaste doorway, insures a house of great popularity with the home builder.

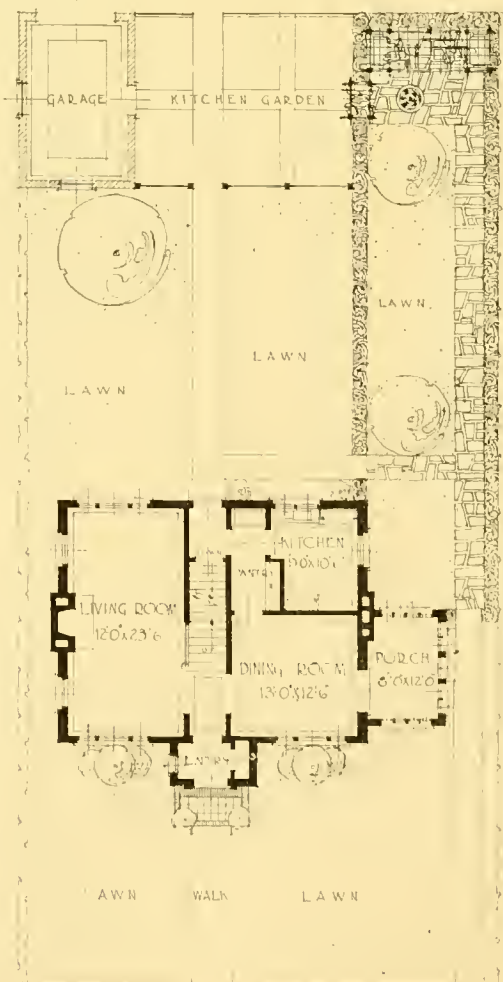
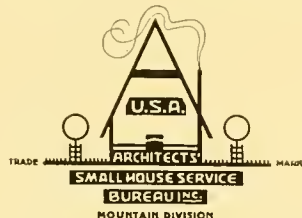
The entry contains a closet, and while the hall is narrow, the broad opening into the living room insures a feeling of spaciousness. The living room is of unusual size, and extends the entire depth of the house. This living room is unusually well lighted, contains ample wall space for the placing of the furniture, and is provided with an attractive fireplace of broad dimensions. The dining room opens directly out of the hall and has the advantage of privacy, due to its seclusion. The sun room opens out of the dining room through full length casement doors and serves as a combined sun room, breakfast room, and porch.

The service portion of the house consists of a pantry, with a deep recessed china cupboard, and a convenient space for the ice box. The kitchen is completely equipped with thoroughly modern equipment, all of which is well placed in relation to the light and the general working requirements of the house proper. The kitchen is reached through the rear entry, out of which opens the basement stairs placed directly under the main stairs to the second floor. This arrangement results in the conserving of space, and provides direct access from the out-of-doors.

The basement is fully excavated and contains a basement hall, fruit room, store room, heater room, coal room and laundry, out of which also opens a large laundry closet.

The second floor contains three rooms and a bath. The larger chamber is of unusual dimensions, contains two closets, and has the advantage of a direct communication with the bathroom. Two additional bedrooms contain large closets and have access to the bathroom through the hall. The bathroom is large in size and contains both a medicine cabinet and linen press.

The treatment for the exterior should include the use of variegated colors of tapestry brick laid in a white mortar joint, cut off flush with the brick and not "struck," the roof painted in variegated colors of shingle stains and the woodwork painted white. A soft, cream-colored floated finish for the stucco work in the dormers will combine well with the balance of the color scheme.



NOTES

WALLS - VARIEGATED - - -
 TAPESTRY BRICK - - -
 VARIEGATED STAINED - -
 SHINGLES - EXTERIOR - -
 WOODWORK PAINTED - -
 WHITE STUCCO IN DORMER
 FLOATED FINISH CREAM COLOR



APPROXIMATE CONTENTS

MAIN PORTION 7915 X 27 = 2131
 PORCH 96 X 7 = 673
 ENTRY 40.5 X 7 = 283
 TOTAL 22,528

SIX - ROOM

SIX - ROOM
 BRICK - HOUSE

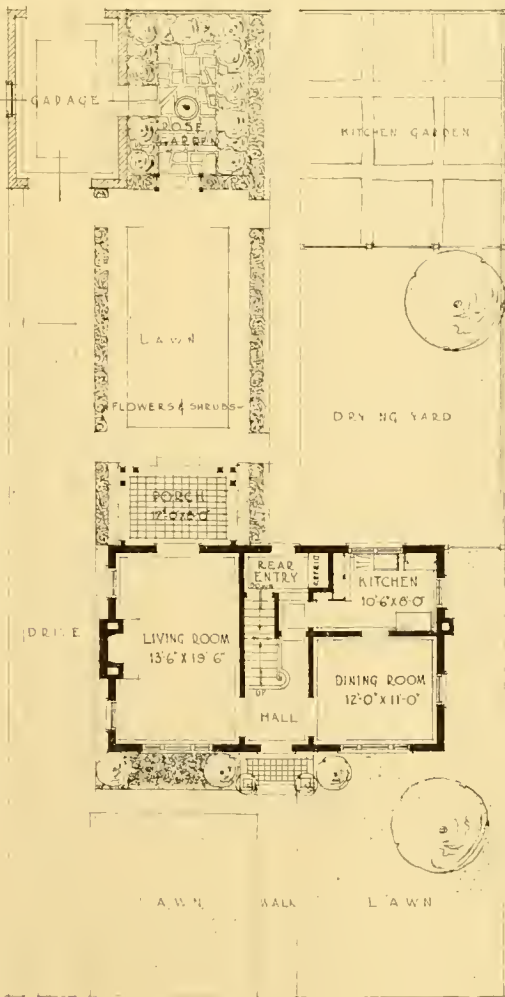
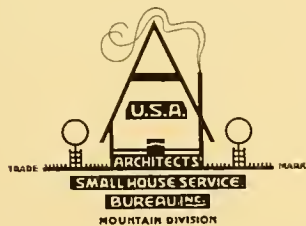


Plan No. 615

THIS style of house is invariably found to be homelike and it possesses an inviting and comfortable atmosphere. It is a Colonial house of the gambrel roof type which always carries with it a dignity and air perhaps not possessed by any other style of architecture of the small house. Its clean-cut oblong form insures a well-proportioned house combining with it a pleasing reserve in its general makeup. The design calls for a brick exterior, laid up in stiff mud or tapestry brick, with brownish-green stained shingles, white woodwork and green blinds or shutters. The brick gable is unusually attractive and is gracefully "topped out" with its attractive chimney. The broad, expansive dormer window across the front of the house not only moulds naturally into the main body of the roof, but it also provides three excellent windows, insuring light and ample headroom for the second floor. The flower boxes and shutters for this dormer, and the unusually attractive main entrance doorway, with its brick steps and platform, and Colonial door posts, are perhaps the outstanding features of the front of the house.

The central entrance planned for the small house usually offers an excellent arrangement and this one is no exception to the rule. The first floor plan possesses many of the qualities of larger and much higher-priced houses, such as the isolation of the dining room, the direct communication with the front door from the kitchen through the main hall, and the long living room with its light on three sides, and its fireplace nicely balancing the outside wall. Special consideration is given to this plan as regards its communication with the garden, since the principal porch faces the garden and opens out of the living room.

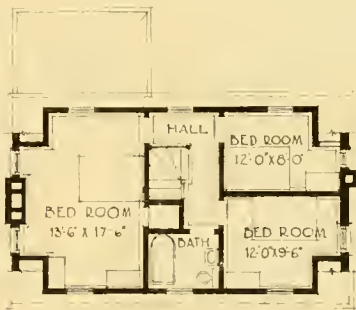
The kitchen is of good size, containing the most modern equipment. The rear entrance makes it possible to reach the kitchen and the basement from the outside without entering any other portion of the house, and also provides a space for the ice box. The second floor contains three bedrooms, one of which is very large, and each one is provided with at least one closet. The bathroom is conveniently located in front of the house and opens off the hall.



NOTES
WALLS - STIFF MUD RED OR TAPESTRY
BRICK - BROWN GREEN STAINED - - -
SHINGLE ROOF - EXTERIOR WOOD
WORK PAINTED WHITE - BLINDS -
PAINTED APPLE GREEN - - -



CUBIC CONTENTS		
MAIN PORTION	714 x 26'10" =	19,264
POORCH	911 x 3' =	282
TOTAL		19,552



A
SIX-ROOM
BRICK & STUCCO
HOUSE

The Plumbing and Heating for Your Home

PLUMBING

IT is of the utmost importance that the plumbing and heating of the home be given the most careful consideration. The house with proper plumbing is usually a matter of pride to the small-house owner. The home of today is not modern unless it is completely equipped with baths, lavatories, sinks and laundry trays, all installed in the most sanitary manner. A house today is not desirable property, and is practically worthless from the standpoint of an investment, unless it is completely equipped with modern plumbing.

In selecting the fixtures and plumbing materials for the home, only guaranteed fixtures of the most modern type should be considered, and the installing of the plumbing should be done by the best plumbing firms only.

The plumbing system of the small house usually consists of a 4" pipe or stack line of cast iron or steel, extending from the basement through the bathroom and continued through the main roof of the house. In the basement a sewer opening is provided to take care of all of the discharge from the plumbing fixtures. The projection of the pipe above the roof is called the vent pipe, and is open to the weather, permitting a constant flow of fresh air through the pipe, which in turn provides proper ventilation for the plumbing system. These plumbing lines should be vertical if possible, but in no event should they have a slope of over 45 degrees. Where the stack passes through the roof it should be flashed with a lead collar hammered tight around the pipe to prevent leaks. The stack is usually carried through the attic space above the second floor following the rake or slope of the roof, and then carried through the roof, so that the outlet will come very little, if any, below the main ridge of the house. This is quite important, since there is always danger of sewer gas being blown back into the second-story windows.

After the plumbing is completely roughed in it should always be tested by filling the system with water to insure against the possibility of leaks of either gas or water. This is done by plugging up both ends of the system, and gives the plumber the opportunity of correcting any defective joints or flaws in the work while the system is still full of water.

All plumbing fixtures are provided with traps known as "S" traps, and the bends in these traps hold the water to a certain level providing a seal between the sewer and the house and thus preventing the danger of sewer gas. For the kitchen sink a grease trap is required which usually needs cleaning oftener than any other part of the plumbing. Grease will also accumulate in the traps of lavatories and bath tubs, and, unless properly cared for, create an obstruction in the pipes. All drainage pipes should be provided with screwed traps which are installed below the floor, with the screwed top placed flush with the floor. Lavatory and sink traps should also be provided with screw plugs at the bottom of the "S" traps.

A good plumbing installation requires ample pitch for all pipes, that all bends should be gradual, and that at every turn in the pipes of the waste lines cleanout bends should be installed to insure easy cleaning. Sewer disposal consists of the usual method of connecting with public sanitary sewer lines, or, if no sewer is available, the septic tank is generally used. This is, of course, essential in the country or beyond the city or town sewer systems; but if the septic tank is found to be too expensive, a cesspool should be installed, lined with brick laid dry, and when installed in a sandy soil the results are usually satisfactory. Septic tanks are built of cement, tile or steel, are placed below the ground close to the house and contain two chambers. One chamber receives the sewage disposal where the sediment drops to the bottom, while the overflow passes into a second chamber which in turn passes into a discharge pipe to purifying ducts placed just beneath the surface of the ground. The solids in the sewer automatically turn to liquids. The sewage is carried below the ground, being finally purified and absorbed by the soil. These septic tanks are provided with cleanout covers, although they usually require very little attention.

In making a selection of the septic tank system, it is important that this tank be of proper size, which may be estimated by the number of people occupying the house, the number of plumbing fixtures, and the character of the soil. With this information the plumber or the plumbing supply firm can determine the proper size.

The best grade of plumbing fixtures are made of enameled iron ware, vitreous ware and porcelain. For lavatories enameled iron is, perhaps, the most popular, although vitreous china is being used very extensively for water closet bowls, tanks, etc., but is not suited for bath tubs. Enameled iron is used

almost entirely for bath tubs, although porcelain is used in some of the more expensive installations. For kitchen sinks enameled iron is almost universally used for the small house, while soap stone or cement is used almost exclusively for laundry trays, although enameled iron laundry trays find much favor. If the enameled iron ware is of good quality and is given proper care it should prove satisfactory for many years, but may be ruined in a few weeks' time if not properly cared for.

Care should be taken in the selection of the brass, since good brass ware cuts down repair costs. This is also true of the fittings, since heavy fittings of good quality mean longer service. The plumbing of your home should give maximum service and comfort, and the plumbing is a poor place to economize. It would be better to reduce the cost in some other part of the house rather than cheapen your plumbing below a high standard of quality.

HEATING

All modern systems of heating usually produce satisfactory results. The price, however, is an important factor, and a satisfactory heating system is usually measured by the price one pays, assuming that all systems are properly and scientifically planned and installed. Heating, like plumbing, is a very important part of the success or failure of the house as regards its comfort in the cold months, and it is always a mistake to try to make a small saving in the selection of the system of heating. Heating is not only one of the most important items of cost in the building of the home, but its upkeep must be carefully considered, since the cost of maintaining one system of heating as compared with the cost of some other system, is often so costly that it usually pays the home builder to select a more expensive type of heating which will be found more economical on account of its low maintenance cost than a system which costs more to maintain.

One system selected for one type of house may not be satisfactory for another type, and, while the plans illustrated in this book are compact, the oblong-shaped houses will not be as satisfactorily heated by a furnace system as houses which are nearly square. Some heating plants sometimes prove unsatisfactory for the reason that the manufacturer's instructions are not carefully followed, and when to this is added the failure on the part of the home owner to properly run the plant, the whole system spells failure.

Climatic conditions largely determine the type of heating plant you should install. If your home is located where sudden changes of temperature occur, you should have a system which responds quickly to these requirements. The various systems of heating for the small house are the vapor and vacuum system, hot water, steam, and the hot air furnace, both pipeless and hot air pipe installations. In a cold country where there is little change in temperature during the winter months, and where a uniform temperature is required, the hot water system is usually the most satisfactory. In a location where the temperature during the winter months varies so that there are many warm days, and also where the winter is subject to sudden changes, the vapor vacuum system has proven more satisfactory. Steam heating systems are not as satisfactory as either the vapor or hot water systems, but are less expensive to install, and when the plant is properly cared for it should prove to be very satisfactory. Hot air systems of either the ordinary or pipe type of heater, as well as the pipeless furnace when properly installed and when the heat is not required to travel over too great an area, is a very satisfactory method of heating the small house, but everything depends on the proper conditions and the proper installation of the furnace plant. This condition, however, obtains also in the installing of vapor and hot water heating plants.

Wind conditions have a good deal to do with the success of hot air furnaces since they have a tendency to underheat the windy side of the house and overheat the unexposed rooms. If the house is located in a built-up section, which affords partial protection, this difficulty should be largely overcome. The design of the house, however, as regards its form, determines the type of the heating system which should be installed. A long, narrow house covering a considerable area is difficult to heat with a pipeless furnace, and the vapor, steam or hot water systems would prove more satisfactory. If a house is compactly planned, and the heating plant is centrally located, there is no reason why one system should not heat about as well as another.

Regarding the comparative costs of heating plants, we will assume that a pipeless furnace would cost \$150.00, a hot air system would cost approximately \$250.00, a steam system would cost \$350.00 and a hot water or vapor system would cost \$475.00. These figures, however, are not estimates but merely suggested proportionate costs.

The upkeep or maintenance cost of the different kinds of heat vary according to climatic conditions. It is estimated that a hot air furnace will consume one-fifth to two-fifths more coal than a steam system, a hot water system should create a saving of from one-tenth to one-fifth, while a vapor system should

consume almost a quarter less fuel than steam. Everything, however, depends on the way your heating plant is run in order to effect a satisfactory saving.

All of the plans illustrated in this book are provided with fireplaces which assist materially in the heating of the home in the early fall and late spring, since a good fireplace makes it possible to avoid the running of the heating plant until the weather is quite cool, and there is nothing in the home that adds more cheer and genuine comfort than the open fire, which also affords an excellent means for ventilating the room.

Some experts contend that hot air is the most healthful form of heating since the hot air is taken into the house through the cellar, is warmed, and is easily humidified by the live coals before it ascends through the pipes to the rooms. Improperly installed furnaces, however, sometimes pour off dust and dirt, and coal gases escape from the registers into the rooms. All furnaces are equipped with water pans, which should be kept clean and filled with water to insure moistened air in the rooms. Furnace heat is very responsive, perhaps more so than any other type of heating, but a lowered fire causes the temperature to drop very quickly. This is also true of steam, while on the other hand the hot water system retains its heat, with the result that the system will usually maintain warmth for five or six hours. One advantage of hot air heating is that the system occupies no space in the room heated. The heater itself requires more space than a hot water, or steam boiler, and hot air pipes take up more room than steam or hot water pipes. A reasonably high basement is necessary for hot air heating in order to provide plenty of rise in the pipes as they ascent towards the register openings, and the heat should be allowed to ascend without sharp turns or obstructions. Hot air pipes should be covered with asbestos pipe covering, and all steam and hot water pipes should be covered with sectional asbestos, or cell covering, which means a saving of twenty per cent. of the heat lost if the pipes are left uncovered.

In a small, compact, well-built house the pipeless furnace gives very good satisfaction. This system is quite new, is very popular, and has proven to be very satisfactory in the heating of the small house. The pipeless furnaces are very simple in construction, are easily installed, and they do not get out of order easily. The principle of the operation is as follows: The cold air in the rooms is always near the floor. It is taken through separate openings which surround the large register to the fire chamber in the furnace. Here it is heated and ascends through the first and only large register opening provided for heat distribution. This opening is usually in the center of the main floor. The hot air rises to the ceiling, cools, falls to the floor, and is again taken to the furnace for re-heating. One advantage of the pipeless furnace is the absence of pipes, which simplifies the installation and the maintenance cost is small. This system provides the most inexpensive type of the hot air systems and will give satisfactory results provided the furnace is the correct model and the house is not too large.

In the hot water, steam and vapor systems heat is obtained through radiators. These systems require a boiler and it is most important that the work be properly installed. The steam system is less expensive than hot water or vapor, and may be of the single pipe system, extending from the boiler to the radiators and return, or of a two-pipe system consisting of supply and return pipes, the return pipe being the smaller in size. Hot water heating requires return lines, or two sets of pipes, and the work of running the mains is quite exacting, and larger mains are required for hot water heating than is required for steam.

A properly-installed steam heating plant should prove to be satisfactory for most any type of building. The pressure behind the steam heat makes it possible to maintain heat at greater heights and distances and it is almost universally used for large buildings. Care should be taken to obtain the best possible air valves, and, if the mains and risers are properly run, and the air valves are of good quality and properly installed, the system should be noiseless. The selection of the best equipment insures a low upkeep cost and small repair bills.

The object of a boiler is to generate steam, which ascends through pipes to the radiators. It gives off heat which condenses in the radiators, and flows back usually by gravity to the boiler. It is again evaporated and completes the circuit.

Heating plants may be controlled from the main floor by the use of an electric damper regulator, which insures constant temperature and reduces fuel bills, and may be installed in any type of heating plant.

Vapor systems are very satisfactory and are growing in favor. The principle underlying vapor heat is the removal of air without permitting it to again enter the system during circulation. The cost of installation of vapor heating is about the same as hot water heating, and, if properly managed, should reduce fuel bills.

It is of the utmost importance in selecting the heating plant for your home that it receive thorough investigation before deciding on the system, for, when the heating plant is once installed, it is a matter of a good deal of expense to change to another system.

Electricity in the Home

By S. W. BISHOP

ELECTRICITY in the home is for two purposes—illumination and the operation of appliances and labor-saving devices. To obtain the proper results in either field, it is necessary that a house be properly wired. Proper development of electricity in any house will go a long way towards making it a home, and it is from that angle that this chapter is written.

All architects include the wiring layout in the working plans of any structure. Many people do not recognize the electrical symbols designated on the plans with the result that not until the house is being plastered, or even later, does the average builder visualize the electrical layout.

In nearly every new house some provision is made for the use of electricity, but very often because the prospective builder or owner is not familiar with the many modern conveniences of electric service, both for labor saving and for comfort, the outlets and switches are too few and awkwardly placed. These mistakes are not discovered until you are living in the house, and to make changes or additions then means far more trouble and expense.

A generation or so back plumbing fixtures and sanitary facilities were negative features in most homes until the occupants realized the comfort, convenience and sanitary necessity of complete installations. And so it is with the use of electricity in the home, dating from the introduction of Edison's carbon incandescent lamp, or light globe, as it is called by many people.

HIDDEN DETAILS OF WIRING

Owing to concealment in partitions, walls and floors, the wiring of a home the way it should be done today is not fully appreciated by the average builder. Three and four-way switches, separate circuits, convenience outlets, all controlled from a central distribution point in the home necessitates wiring which has to be accurate, reliable, flexible and safe. In most cities the municipal code provides for inspection of all wiring done so as to insure its meeting the fire underwriters' standards.

The best method of wiring provides for the inclosure of wires in steel and lead pipe known as conduit, throughout the house. The conduit, with metal boxes affixed for every outlet, is installed in a house under construction just before the lathing is done. This is called "roughing in" the work as the finishing is done after the house is plastered by pulling the wires through the conduit and making the outlet connections for switches, convenience receptacles and lighting fixtures.

In the wiring of any home, care should be exercised in having circuits that will stand any reasonable load that might be placed on them. The wire should be sufficiently heavy and no matter how small a house may be it should have at least two circuits in order that the distribution system may not be entirely put out of commission, leaving a house in total darkness or without any use of electricity for power purposes.

In most communities the power companies, or central stations as they are sometimes called, have different rates for lighting and power, the latter usually being considerably cheaper owing to the volume which is used. Electric ranges and other heavy devices such as a hot water heater of the tank or circulation type, electrically heated ironer, special motors, etc., can usually be connected on the power circuit. This requires special wiring and a separate meter, and the details of these features should be carefully outlined by the owner long before he completes building the house.

LIGHTING—ITS FORMS, EFFECTS AND EQUIPMENT

The following simple explanations of the principles of light and illumination will guide the home-builder in considering this all important feature of this home equipment. They will assist in the selection of the lighting fixtures and the decorations with an eye to efficiency as well as charm.

The reader should appreciate the fact that the terms light and illumination have different meanings. Light deals with the source, such as the candle flame or the glowing filament of an electric lamp.

Illumination is the effect produced by light; for example, the light produced by a lamp suspended in a room will illuminate the objects in the room and make them visible. The sensation of brightness on a table below the light is illumination—light is the cause, illumination is the effect.

It is usually customary to equip lamps with some form of glassware or other reflecting mediums to diffuse and direct the light in the most useful directions. Care should be taken in the selection of all reflectors, that maximum useful illumination will be obtained at minimum cost and where it is needed. Lamps, reflectors and shades should be kept clean, as dirt and dust absorb light and thereby reduce the volume of the illumination.

The Forms of Light Are:

Direct light is that form where the rays from a lamp are reflected in one general direction—usually downward, accomplished by the use of a dense shade of metal, glass or silk; for example, a reading lamp.

Semi-direct light is produced by a lamp equipped with a translucent reflector—which permits some of the rays to pass through upward—yet reflects the majority of the rays downward. For example, pendant lamps with glass reflectors.

Indirect light may be considered the opposite of direct. For example, a lamp equipped with an opaque or partially opaque bowl reflector, directing the rays upward, to be reflected back by a white ceiling.

Semi-indirect light may be considered the opposite of semi-direct. For example, a lamp in a translucent bowl reflector, which allows some of the rays to pass through below, but reflects the majority upward to be reflected back by the white ceiling.

Too much light, as well as too little, should be avoided. A “soft” light, of sufficient strength to afford easy vision without fatigue to the eyes, is the ideal illumination.

Avoid severe contrasts. For example, a brilliant light against a dark background.

Lamps should be so placed, or shaded, as to prevent the eye being exposed to bright light sources.

Economy in lighting is effected in three ways. First, by using light only where it is required in the quantity necessary; second, by the use of modern, high efficiency lamps; third, by directing and conserving the light produced.

To see clearly at the piano, or for reading or sewing, it should not be necessary to light the entire room to undue brilliancy. Local illumination at the desired point will give best results, while a “soft” light throughout the room will be pleasing.

Fixtures for general illumination may be so controlled as to afford brilliant illumination when necessary or lesser illumination when it will suffice.

The new Mazda lamps consume less than one-half the current required for the old style, and consequently reduce the cost of electric light in the same proportion.

While any method employed to soften the brilliancy or modify the color of light will reduce its volume, it is usually justified by the easy, comfortable, artistic lighting created. However, these effects may be economically obtained by a proper understanding of the effect of color on light.

Again, the color and character of wall coverings, rugs, and hangings determine to a large extent the efficiency of any lighting system, as they absorb light or reflect it.

CONVENIENCE OUTLETS

Convenience outlets are the proper names for those places in the side wall, baseboard, or floor where connection can be made for a portable lamp or appliance. They are sometimes referred to as base plugs, wall sockets, or convenience receptacles. Of all features connected with the wiring of the home, the latest development has been that of the convenience outlet. It is through this agency that the use of appliances and labor-saving devices has been made convenient. No longer is it necessary to unscrew a lamp in the lighting fixture to connect up the vacuum cleaner or percolator. The extensive use of portable lamps, that is, floor, table, piano, etc., necessitates a certain number of these outlets, which are made in both single and duplex numbers, the latter allowing for two connections without the use of a two-way plug.

Special attention should be given to the wiring layout of the living room and all bedrooms to insure these outlets for lamps. The use of portables is rapidly increasing, not as a fad, but as a step in the development of home illumination which gives flexible usage and better diffusion of light. Convenience outlets are necessary near the dining room table for the use of the percolator, toaster, grill, waffle iron, or other small heating appliances. With the advent of wired furniture it will not be long until these appliances can be connected direct on the table, buffet or tea wagon.

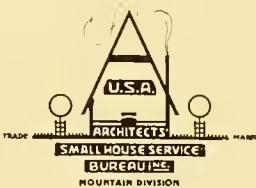
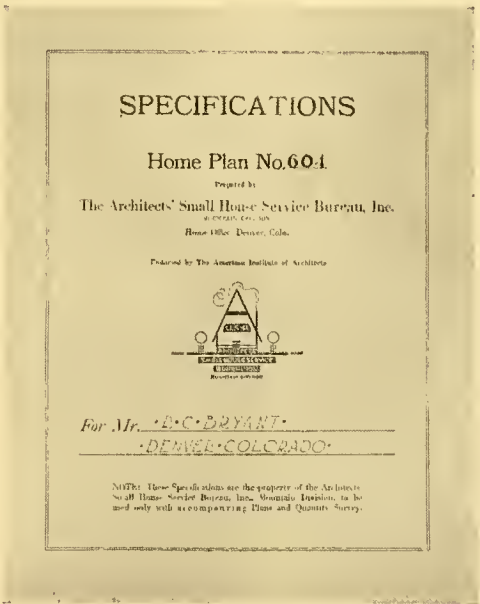
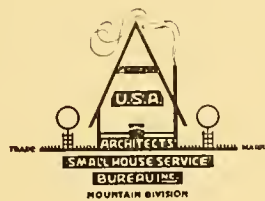
In the kitchen and pantry, there should also be adequate convenience outlets for the use of various cooking appliances (not including the electric range for which a power circuit is necessary) the dish washer, refrigerating machine, fans, utility motors, etc.

The laundry is one place in the house where far-reaching results in convenience and labor saving can be had through proper layout from the electrical angle. The washing machine, extractor, electrically-heated ironer, small hand iron, and other devices can be operated efficiently and economically where there are the proper connections.

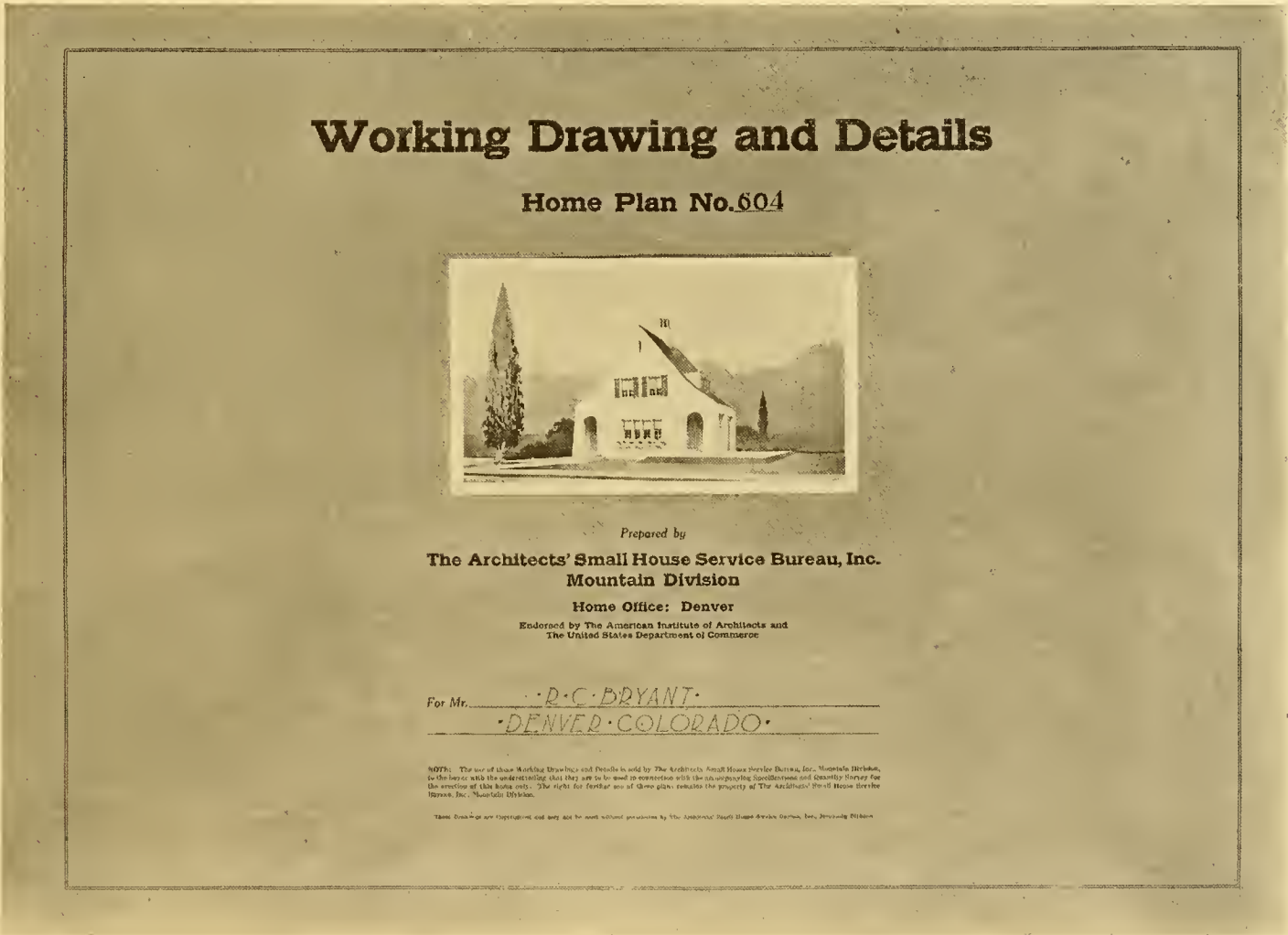
The location of convenience outlets depends primarily on the furnishings in the home, the location of the furniture, and the use to be made of the connection. The standard location is in the baseboard rather than in the floor or side wall. However, for vacuum cleaner connections, there should be separate outlets 42 inches from the floor or it could be installed in the same gang with a wall switch.

No matter how small a house may be, there should be at least one convenience outlet in every room. That is an irreducible minimum, for it is obvious that the average living room should have three or more outlets, or at least one on each side of the room. The rapid development of electricity demands consideration of its future usage in every room. When the house is being built, the cost of installing these features has been found to be but 50% of the cost of putting them in afterwards. Through the convenience outlet any house can be made a real electrical home.

Your Home Building Documents



The Specifications are a complete document. They cover construction under the general contract. They describe all methods of construction. They provide an opportunity for you to indicate the methods and materials you may prefer.



The Blue Prints are bound on both sides with heavy brown craft paper. This document measures 19 inches by 27½ inches. It contains complete sheets showing floor plans, elevations, details and quantity survey. The picture of your future home appears on the front cover of this document. Your name is lettered on the cover and all other documents we supply you.

Home Building Documents and Service Costs

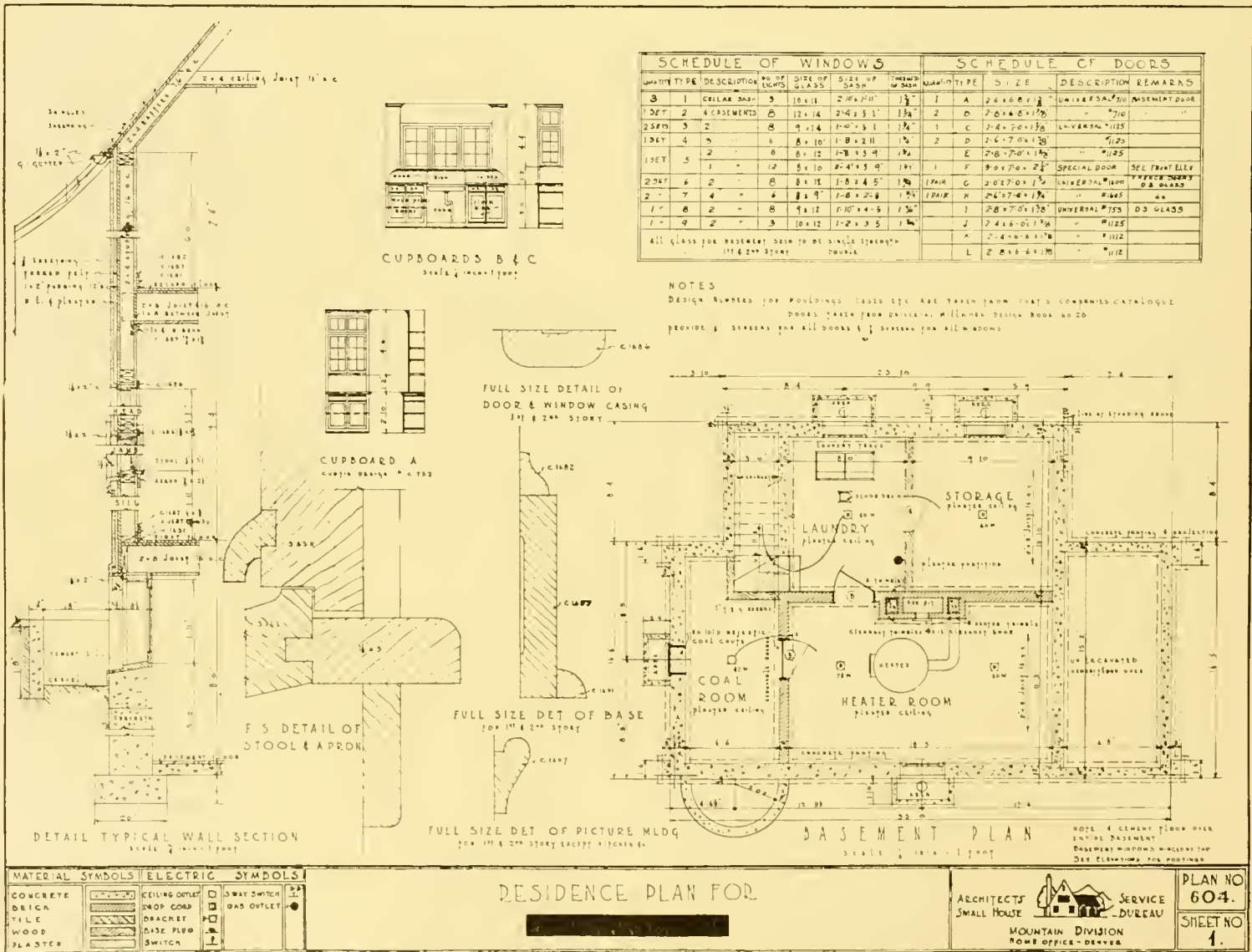
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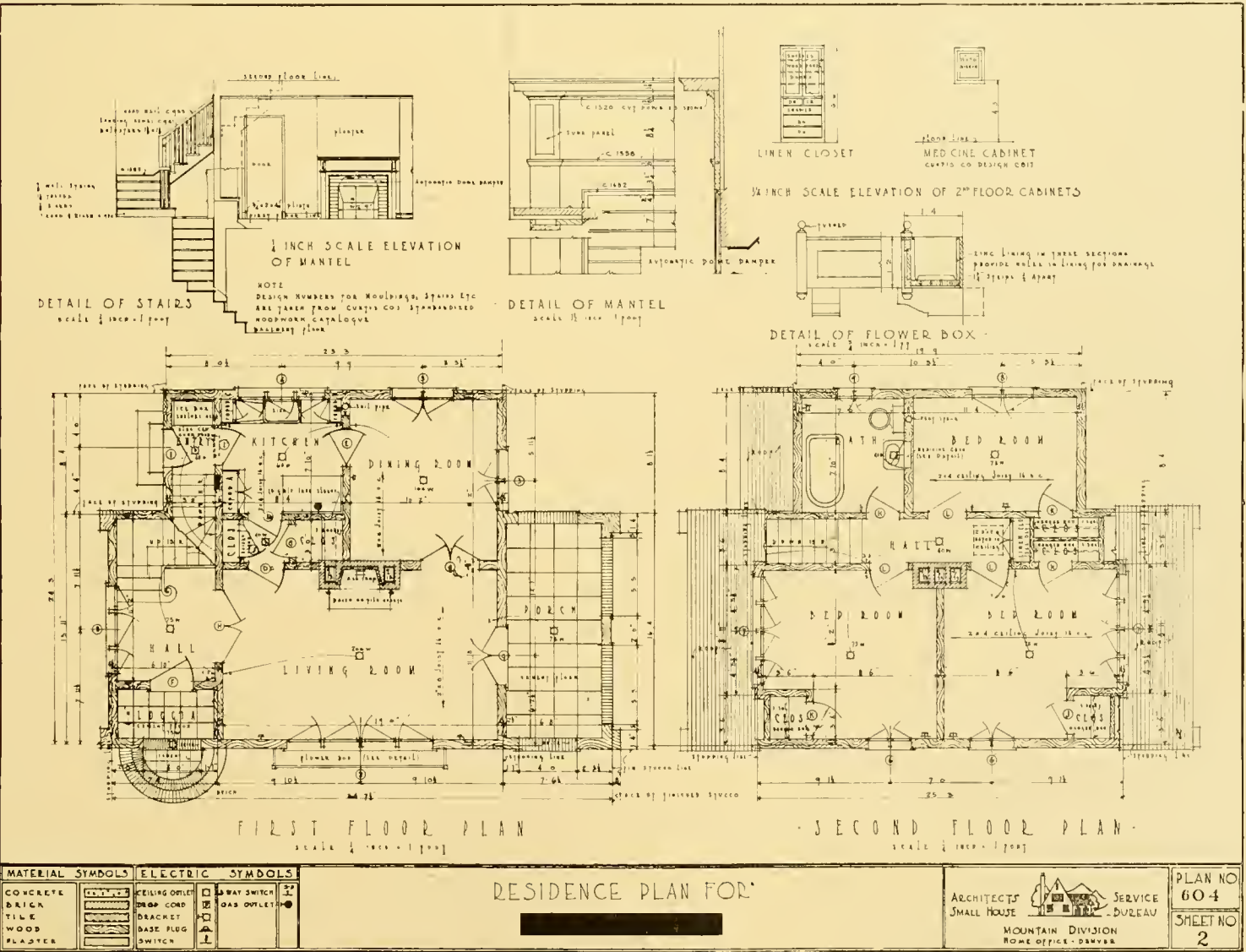
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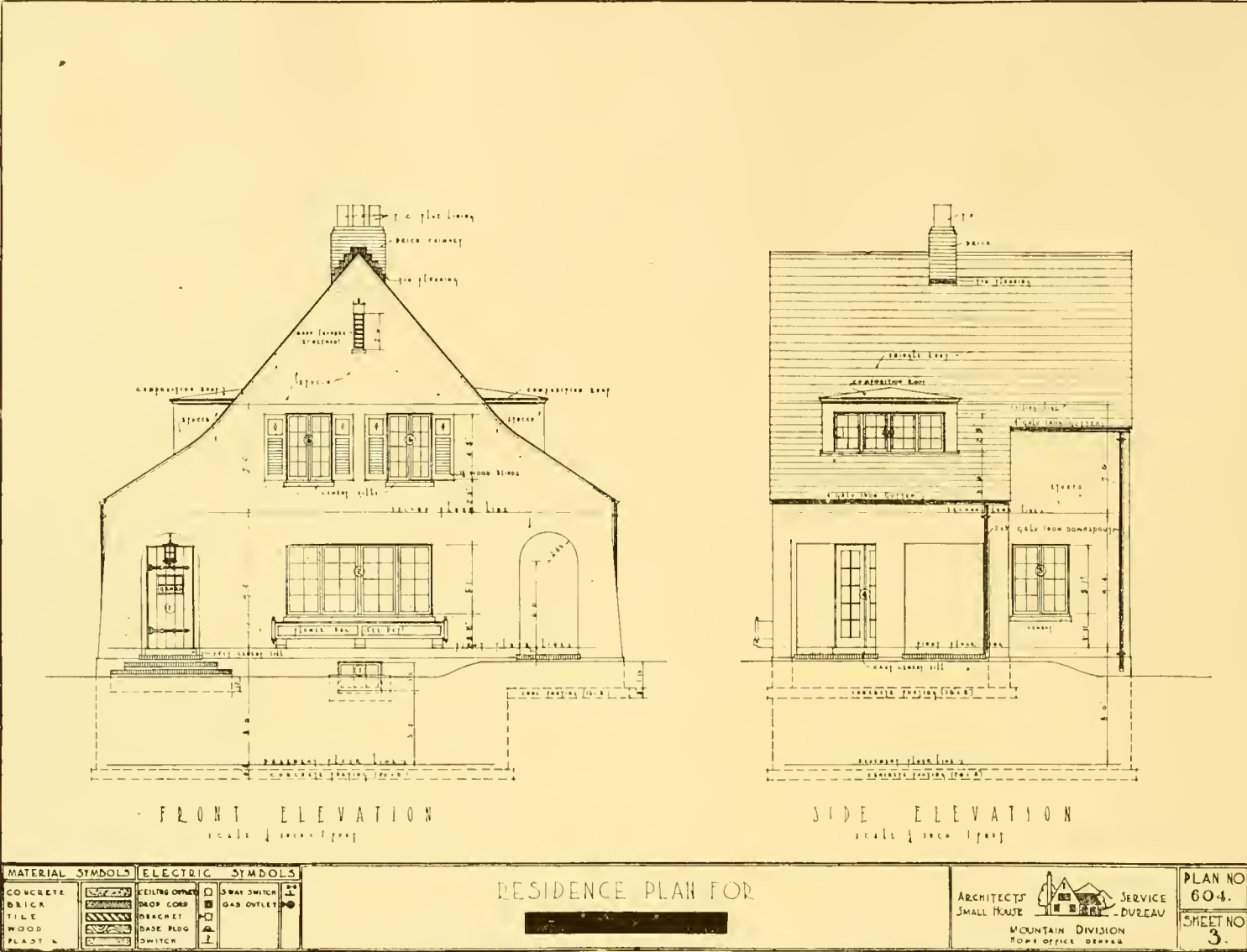
Each plan has been checked, double checked, studied and passed upon by committees of architects and builders, in order to make sure that it represents the utmost in home-building efficiency and economy, and insures a livable home, sound in construction, arrangement, heating, ventilation and equipment.

In so far as possible, we are glad to supply you with estimates on the building cost of the plans. We have made estimates in a general way of most of the houses illustrated in this book, and we will be glad to furnish them to you. However, the advice of your local builder will be more accurate.

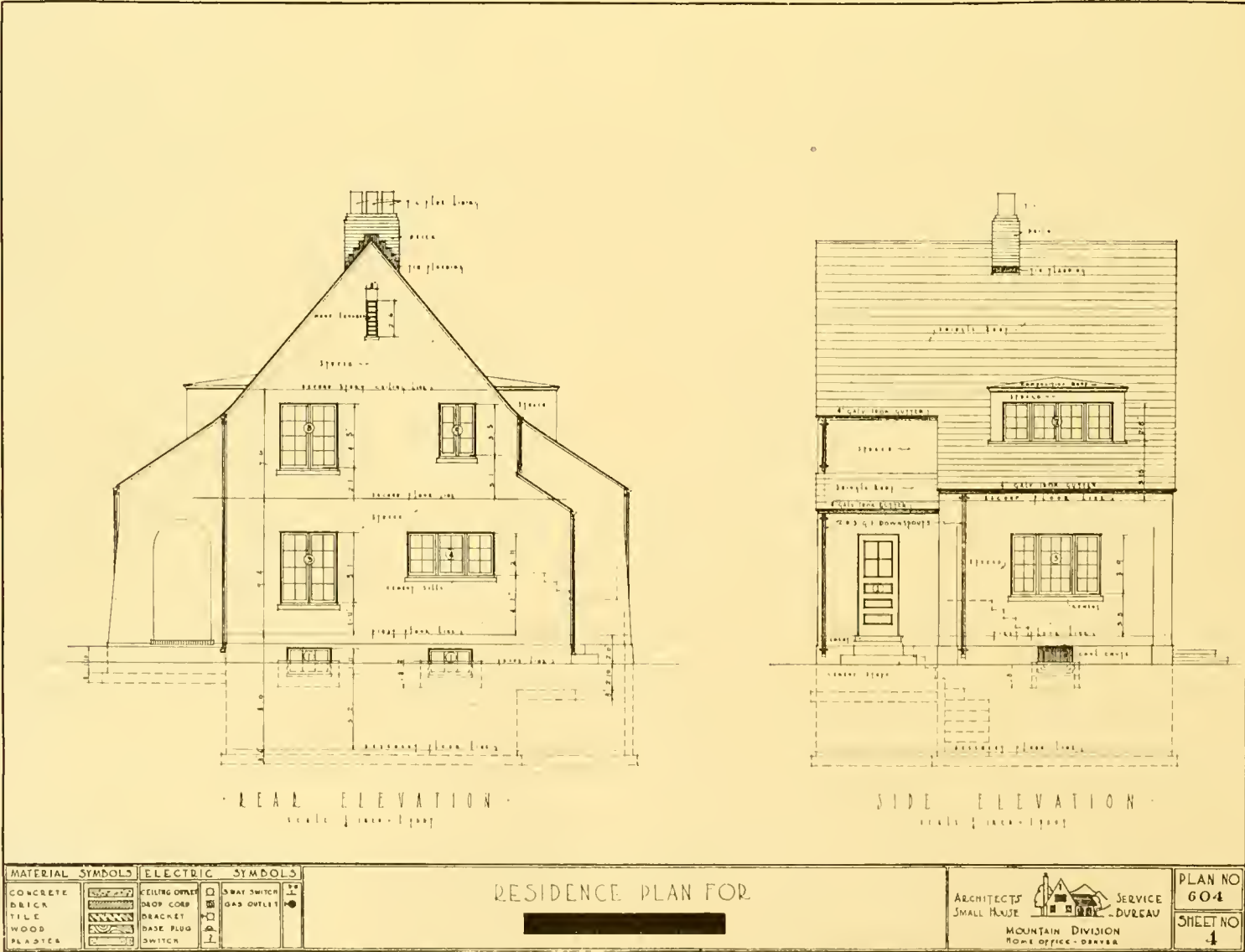
You will find the prices of our plans set forth in the price list of this book. These prices vary according to the size and type of home. The usual charges of an architect for a set of plans and specifications for a house to cost \$5000.00 is from \$250.00 to \$300.00, provided that you secure the plans and service from a reputable architect.

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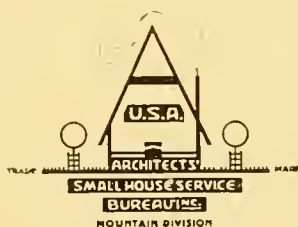


WORKING DRAWING SHEET NO. 4

Our Advertisers

THE following pages of this book are presented to the purchasers of our plans as a guide in the selection of materials and supplies necessary in the erection and furnishing of their homes. The Bureau has endeavored to have represented in this section of the book only such concerns and such materials as it personally can endorse as reliable. We recommend your careful study of this part of the book because we believe that from it you will receive valuable suggestions and helps.

The Classified Builders' Directory, which follows the advertising section, will be of the greatest assistance to you in locating quickly the kind of material desired, and the name, address and telephone number of the concern handling it, as well as the names of reliable contractors.



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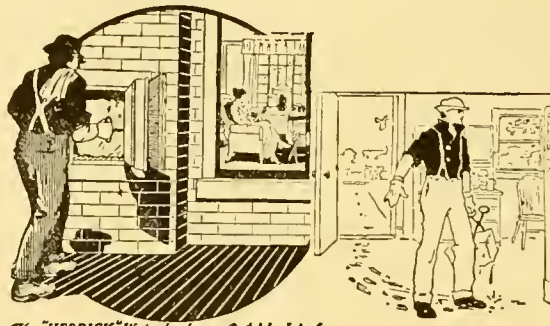
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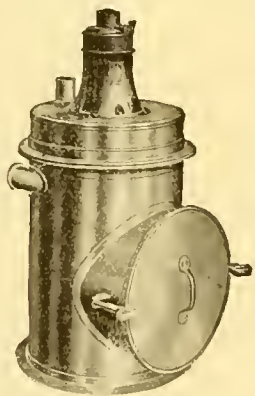
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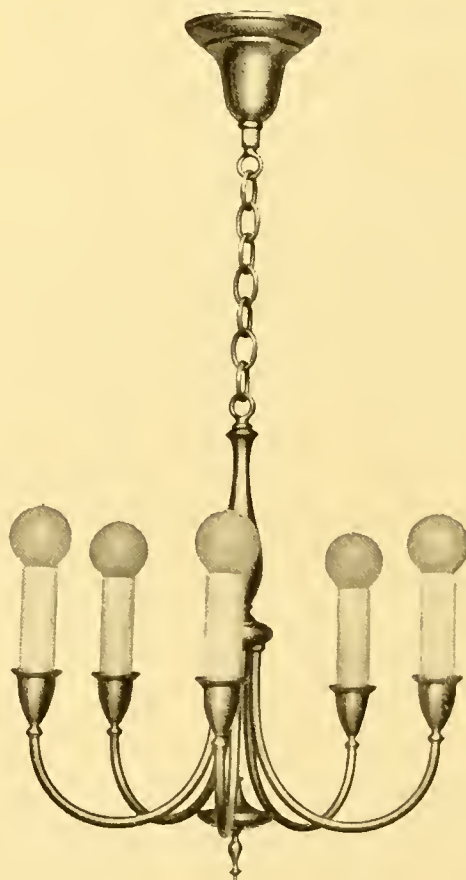
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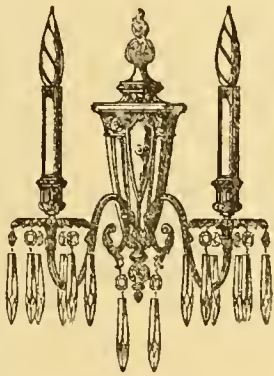
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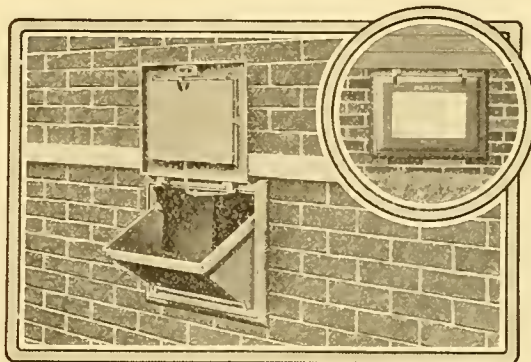
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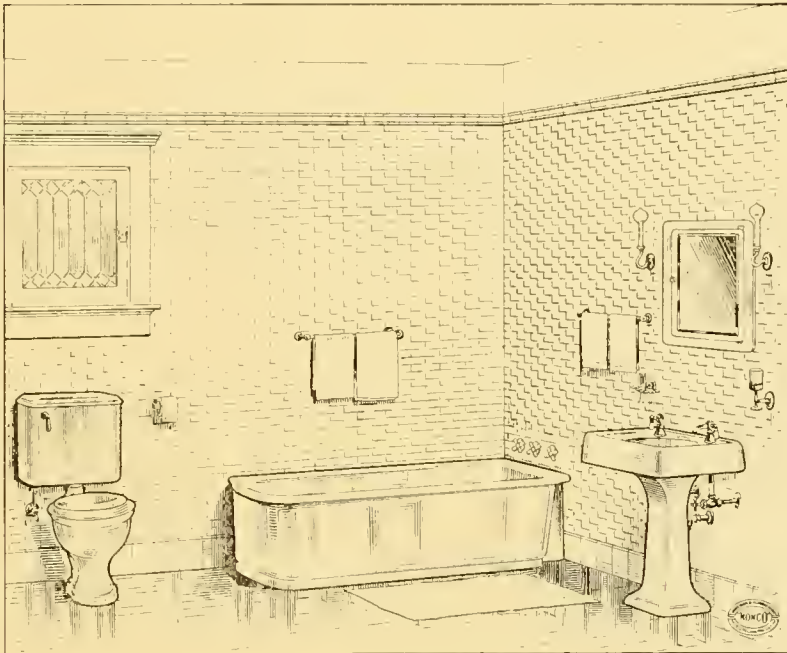
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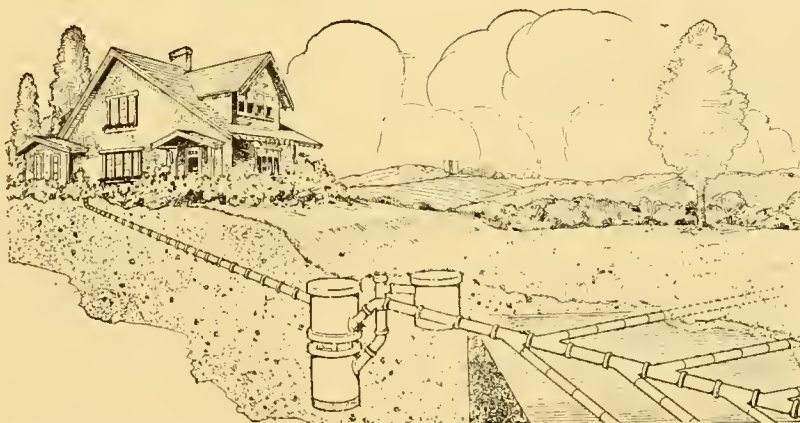
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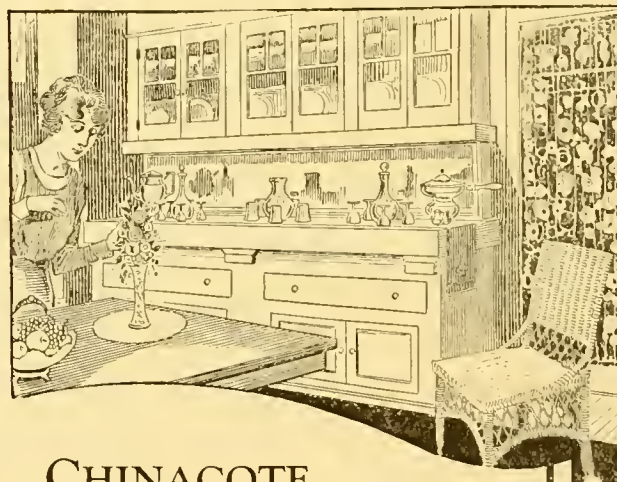
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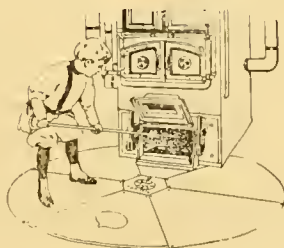
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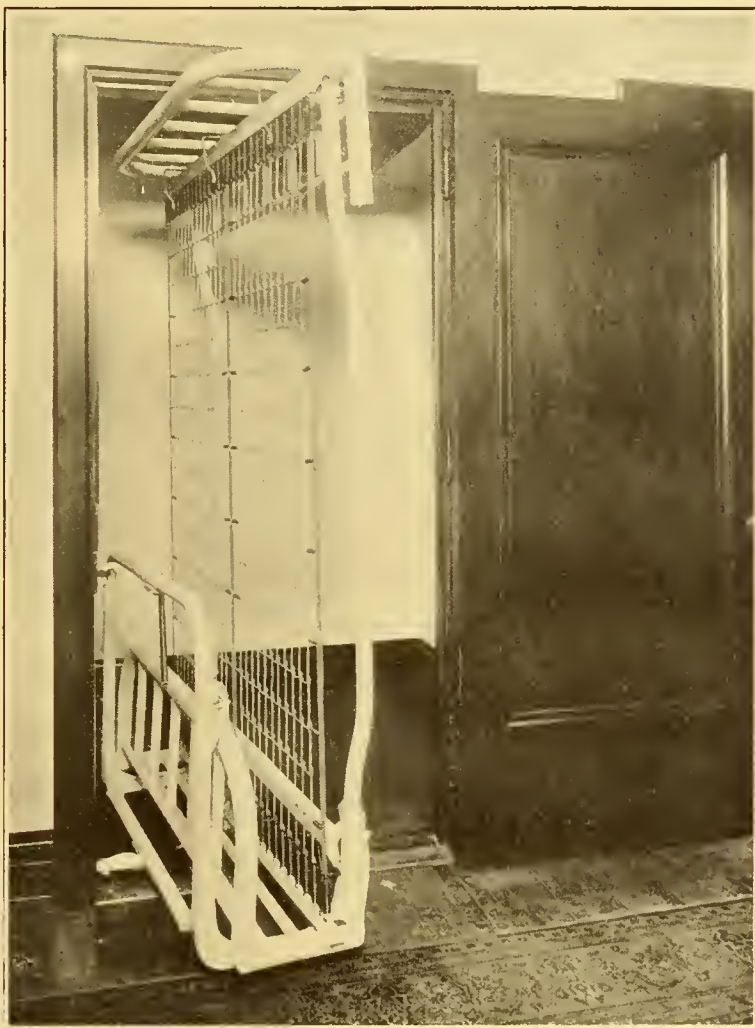


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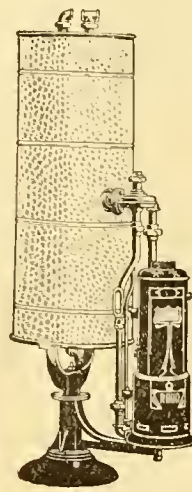
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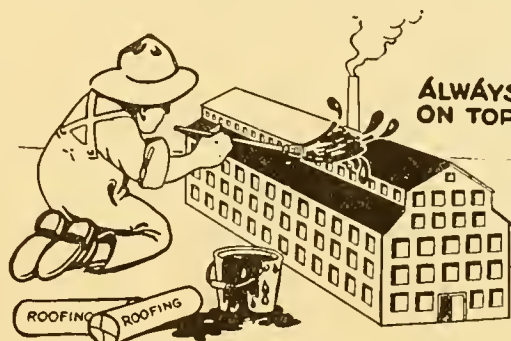
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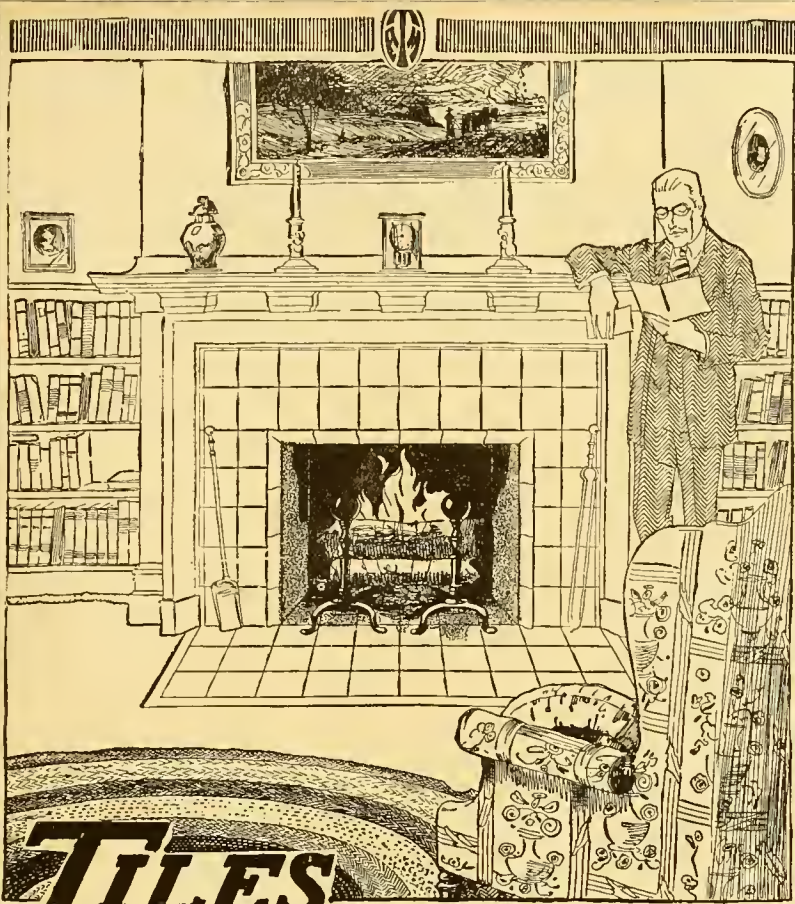
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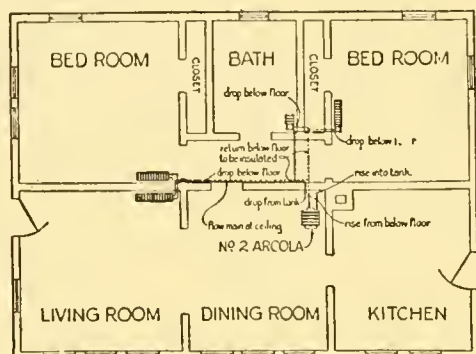


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COFFEY, JOHN H.....	213 Interstate Trust Bldg., Denver.....	Main 882
GREGORY, C. O.....	1340 So. Grant St., Denver.....	South 5848
HENRY, W. J.....	3925 Federal Blvd., Denver.....	Gallup 3223-W
NEWMAN, G. G.....	3481 W. Thirty-third Ave., Denver.....	Gallup 3858-J
SLOVER, JOHN L.....	8 Logan St., Denver.....	South 1276
WILSON, HENRY P.....	449 So. Ogden St., Denver.....	South 923
WRIGHT, CLAUDE O.....	29 So. Emerson St., Denver.....	South 3814-J

PLUMBING AND HEATING SUPPLIES

CENTRAL BRASS & MFG. Co., MILTON SCHACHTEL, REP.....	3350 Alcott St., Denver.....	Gallup 1584
HEDGES-ATKINS SUPPLY Co., THE.....	1834 Blake St., Denver.....	Main 1606
JOHNSON & DAVIS PLUMBING & HEATING Co., THE.....	427 Fifteenth St., Denver.....	Main 505
NELSON MANUFACTURING Co., N. O.....	118 East River, Pueblo.....	654
O'FALLON, THE M. J. SUPPLY Co.....	1621-1639 Fifteenth St., Denver.....	Main 6530

PLUMBING, STEAM AND HOT WATER HEATING CONTRACTORS

ANDERSON, FRANK S.....	102 So. Broadway, Denver.....	South 705
BRACONIER, BEN J.....	1076 So. Gaylord St., Denver.....	South 1679
BRICKEY & SINCLAIR.....	665 So. Pearl St., Denver.....	South 2309
COOK PLUMBING & HEATING Co., BEN.....	1412 Larimer St., Denver.....	Champa 557
CULLYFORD PLUMBING & HEATING Co.....	1210 California St., Denver.....	Main 1688
FLOCKHART PLUMBING & HEATING Co.....	1411 Larimer St., Denver.....	Champa 1189
HENSLER BROTHERS.....	1449 Mariposa St., Denver.....	Main 2267
HILLMAN PLUMBING & HEATING SERVICE, J. A.....	817 Fourteenth St., Denver.....	Champa 7048
JOHNSON & DAVIS PLUMBING & HEATING Co., THE.....	427 Fifteenth St., Denver.....	Main 505
LARSEN HEATING, PLUMBING & ELECTRICAL Co., THE.....	1425 Tremont St., Denver.....	Champa 338
MCCARTHY & CRANDALL PLUMBING & HEATING Co., THE.....	529 So. Cascade Ave., Colorado Springs.....	Main 1262
MEYER, W. D.....	143 Broadway, Denver.....	South 274
O'CONNOR, EDWARD T.....	2709 Welton St., Denver.....	Champa 3734
OLDENETTEL PLUMBING Co.....	2928 Zuni St., Denver.....	Gallup 275
PFEIFFER, JOS. F.....	1140 California St., Denver.....	Main 1471
ST. JOHN, ELMER F.....	777 Monroe St., Denver.....	York 6525
ST. JOHN PLUMBING & HEATING Co., THE J. C.....	226 N. Tejon St., Colorado Springs.....	Main 48
SLATTERY, STEPHEN J.....	400 Chamber of Commerce Bldg., Denver.....	Main 6441
SMALL BROTHERS PLUMBING Co., THE.....	1444 Court Place, Denver.....	Main 1169
SMITH BROS. PLUMBING & HEATING Co.....	1180 Stout St., Denver.....	Main 1690
UTICA HEATER Co.....	1708 Broadway, Denver.....	Main 7939
VAN DANIKER, JOHN F.....	917 Nineteenth St., Denver.....	Main 2017
WALLACE PLUMBING Co., THE.....	1509 Tremont Place, Denver.....	Main 1775
WEBER PLUMBING Co.....	1715 E. Thirty-first Ave., Denver.....	York 5145

REAL ESTATE LOANS

HITCHINGS-VAN SCHAACK INVESTMENT Co., THE.....	210 First Nat'l Bank Bldg., Denver.....	Main 133
KING INVESTMENT & LUMBER Co., THE.....	Pueblo.....	872-349
SMALL HOME BUILDING & FINANCING ASSOC., THE.....	409 Seventeenth St., Denver.....	Champa 163
TITLE GUARANTY Co., THE.....	1546 Glenarm Place, Denver.....	Main 4050

REFRIGERATORS

HOLMES HARDWARE Co.....	Pueblo.....	3
KETTERING MERCANTILE Co.....	1517 Blake St., Denver.....	Main 2900
LOWELL MESERVEY HARDWAER Co., THE.....	106 So. Tejon St., Colorado Springs.....	Main 307
TRITCH HARDWARE Co., THE.....	Seventeenth and Arapahoe Sts., Denver.....	Main 177

ROOFING CONTRACTORS AND ROOFING MATERIALS

GILBERT, THOMAS J.	417 Chamber of Commerce Bldg., Denver.	Champa 8377
HEIMBECHER BROTHERS.....	210 Guardian Trust Bldg., Denver.....	Main 3430
HEINZ ROOFING TILE CO., THE.....	1740 Champa St., Denver.....	Main 3637
HENDRIE & BOLTHOFF MFG. & SUPPLY CO., THE.....	Seventeenth and Wynkoop Sts., Denver.....	Main 75
INTERSTATE ROOFING & SUPPLY CO.....	418 Commonwealth Bldg., Denver.....	Main 6472
JOHNS MANVILLE, INC.....	1021 Seventeenth St., Denver.....	Champa 5024
WESTERN ELATERITE ROOFING CO., THE.....	841 Equitable Bldg., Denver.....	Main 2574

SAND AND GRAVEL

BRANNAN, J. W.....	4800 Gilpin St., Denver.....	Champa 2258
PLATTE RIVER SAND & GRAVEL CO., THE.....	Tramway Bldg., Denver.....	Champa 2924

SEWER AND DRAIN TILE

DENVER SEWER PIPE & CLAY CO., THE.....	611 Interstate Trust Bldg., Denver.....	Main 1393
WESTERN CONCRETE PRODUCTS CO., THE.....	Denham Bldg., Denver.....	Main 6288

SHEET METAL CONTRACTORS

DENVER SHEET METAL WORKS.....	1115 Seventh St., Denver.....	Main 2667
FAIR CORNICE WORKS, C. W.....	1754 Blake St., Denver.....	Main 1657

STEAM AND HOT WATER BOILERS

AMERICAN RADIATOR CO.....	402 Seventeenth St., Denver.....	Main 7540
INTERNATIONAL HEATER CO.....	1708 Boradway, Denver.....	Main 7939
UTICA HEATER CO.....	1708 Broadway, Denver.....	Main 7939

STONE CONTRACTORS

GILLESPIE & BAINES.....	1025 Osage St., Denver.....	South 98
WHITELEY, ALBERT.....	1640 Bryant St., Denver.....	Main 2630

STOVES AND RANGES

LOWELL MESERVEY HARDWARE CO., THE.....	106 So. Tejon St., Colorado Springs.....	Main 307
TRITCH HARDWARE CO., THE.....	Seventeenth and Arapahoe Sts., Denver.....	Main 177

TILING, MANTELS AND FIREPLACE FIXTURES

CLYCE, F. P.....	1451 Garfield St., Denver.....	York 9479
COLORADO TILE CO.....	1762 Lincoln St., Denver.....	Champa 7590
COOK & CO., T. W.....	1623 Tremont St., Denver.....	Main 1960
DENVER MANTEL & TILE CO., THE.....	1652 Tremont St., Denver.....	Main 1484
McELHINNEY TILE & MARBLE CO., THE.....	427 Seventeenth St., Denver.....	Main 5599

WATERPROOFING MATERIALS

COLORADO BUILDERS' SUPPLY CO., THE.....	1534 Blake St., Denver.....	Main 2410
GILBERT, THOMAS J.....	417 Chamber of Commerce Bldg., Denver.....	Champa 8377
HEINZ & CO., GEORGE P.....	1740 Champa St., Denver.....	Main 3637
McMURTRY MANUFACTURING CO., THE.....	1533 Arapahoe St., Denver.....	Main 1000

WATER AND SEWAGE DISPOSAL SYSTEMS

HEDGES-ATKINS SUPPLY CO., THE.....	1834 Blake St., Denver.....	Main 1606
NELSON MANUFACTURING CO., N. O.....	118 East River, Pueblo.....	654
O'FALLON SUPPLY CO., THE M. J.....	1621-1639 Fifteenth St., Denver.....	Main 6530

WEATHER STRIP CONTRACTORS

CHAMBERLIN METAL WEATHER STRIP CO.	619 E. Thirteenth Ave., Denver.....	York 7287
DENVER METAL WEATHER STRIP CO., THE.....	451 Washington St., Denver.....	South 5362
GILBERT, THOMAS J.....	417 Chamber of Commerce Bldg., Denver.....	Champa 8377
IDEAL METAL WEATHER STRIP CO.....	3271 Raleigh St., Denver.....	Gallup 4121

WOOD FIBRE PRODUCTS

HOSEK, A. & H. F.....	1540 Blake St., Denver.....	Champa 1430
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WRECKING AND USED BUILDING MATERIALS

DENVER WRECKING & CONSTRUCTION CO.....	1000 So. Broadway, Denver.....	South 50
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PRICE LIST and ORDER BLANK

for

Home Plans and Service

Prepared By

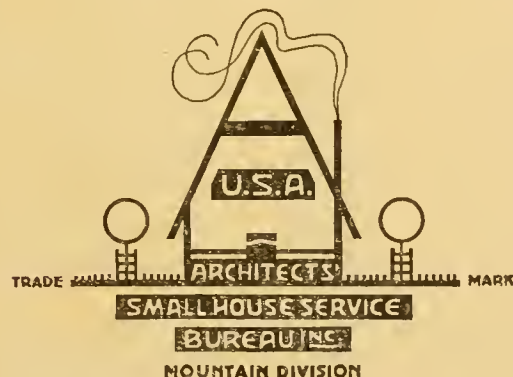
**The Architects' Small House Service Bureau
Mountain Division, Inc.**

*(A regional Bureau of The Architects' Small House Service Bureau
of the United States, Inc.)*

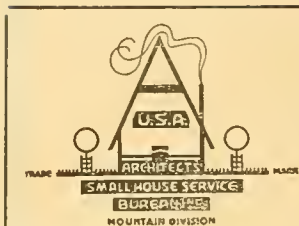
HOME OFFICE, DENVER, COLO.

415 CHAMBER OF COMMERCE BUILDING

**Endorsed by The American Institute of Architects
and the
United States Department of Commerce**



NOTE: The prices of these plans are of date March 20th, 1922. They are subject to change without notice. The plans and service are ready to use. They are supplied immediately upon order and are complete in every respect. The plans and service are available direct from the home office of The Architects' Small House Service Bureau and its several branch offices.



The Architects' Small House Service Bureau Mountain Division, Inc.

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HOME OFFICE, DENVER, COLORADO

LIST PRICES

Home Plan No. 301.....	\$25.00	Home Plan No. 510.....	\$35.00
Home Plan No. 302.....	20.00	Home Plan No. 511.....	30.00
Home Plan No. 303.....	20.00	Home Plan No. 512.....	30.00
Home Plan No. 304.....	25.00	Home Plan No. 513.....	30.00
Home Plan No. 305.....	20.00	Home Plan No. 514.....	35.00
Home Plan No. 306.....	20.00	Home Plan No. 515.....	35.00
Home Plan No. 401.....	30.00	Home Plan No. 516.....	30.00
Home Plan No. 402.....	30.00	Home Plan No. 517.....	35.00
Home Plan No. 403.....	30.00	Home Plan No. 518.....	35.00
Home Plan No. 404.....	30.00	Home Plan No. 519.....	35.00
Home Plan No. 405.....	30.00	Home Plan No. 520.....	35.00
Home Plan No. 406.....	35.00	Home Plan No. 601.....	35.00
Home Plan No. 407.....	35.00	Home Plan No. 602.....	35.00
Home Plan No. 408.....	30.00	Home Plan No. 603.....	35.00
Home Plan No. 409.....	30.00	Home Plan No. 604.....	35.00
Home Plan No. 410.....	30.00	Home Plan No. 605.....	30.00
Home Plan No. 411.....	30.00	Home Plan No. 606.....	35.00
Home Plan No. 501.....	35.00	Home Plan No. 607.....	35.00
Home Plan No. 502.....	30.00	Home Plan No. 608.....	35.00
Home Plan No. 503.....	35.00	Home Plan No. 609.....	35.00
Home Plan No. 504.....	35.00	Home Plan No. 610.....	35.00
Home Plan No. 505.....	30.00	Home Plan No. 611.....	35.00
Home Plan No. 506.....	35.00	Home Plan No. 612.....	35.00
Home Plan No. 507.....	35.00	Home Plan No. 613.....	35.00
Home Plan No. 508.....	35.00	Home Plan No. 614.....	35.00
Home Plan No. 509.....	30.00	Home Plan No. 615.....	35.00

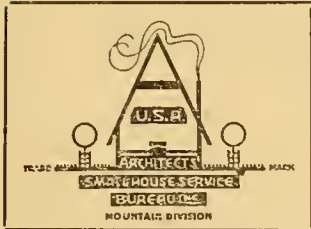
The above prices do not include mailing charges. Plans are sent to you by first class mail, sealed in a heavy tube. Add to the above prices 26 cents for postage and packing charges. Add 5 cents for postage when ordering extra documents. If you prefer to have the plans insured add 10c to the postage charge.

EXTRA SERVICE

Blue prints, per set.....	\$5.00	Forms of Agreement, per set.15
Specifications, per set	2.50		

Changes or alterations that do not basically affect the design of the home plans will be made by this Bureau. A charge, however, is necessary to cover the cost of time and labor. This Bureau recommends strongly that the home builder follow the original drawings as closely as possible. This will eliminate unnecessary expense and assist in keeping home building costs down.

Plans are not sent on approval.



The Architects' Small House Service Bureau Mountain Division, Inc.

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United States, Inc.)

HOME OFFICE, DENVER, COLORADO

ORDER BLANK

Order From

The Architects' Small House Service Bureau Mountain Division, Inc.

Home Office, 415 Chamber of Commerce Building
DENVER, COLORADO

Gentlemen:

Date.....192.....

Please send me the following complete home plans, which include working drawings, specifications, quantity survey and form of agreement. I understand that in addition to plans at prices quoted I have the privilege of a reasonable amount of professional counsel, and advice from your Bureau in connection with the erection and completion of this home.

I, furthermore, understand that these home plans and the accompanying documents are in every way professionally designed and the price charged is low due to the unusual method of production. That even though the cost for the plans is low the professional quality and character of the service is in no way lessened.

Plan No.....	\$.....	Extra blue prints	sets.....	\$.....
Plan No.....	\$.....	Extra specifications	sets.....	\$.....
Plan No.....	\$.....	Extra quantity surveys	sets.....	\$.....
Plan No.....	\$.....	Extra forms of agreement.....	sets.....	\$.....

(See price list on opposite page)

NamePost Office

StateCounty

Street and Number.....Rural Route

NEW BUILDING LOCATION

Write below the address of the new home you will build from this set of plans.

Street and NumberRural Route

StateCounty

HOW TO SEND MONEY FOR THE PLANS AND SERVICE

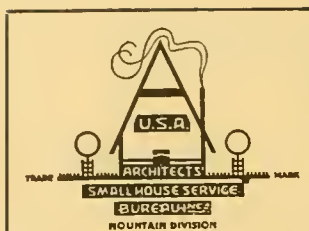
Don't send cash. Use a money order whenever possible, or a check or draft on your local bank. Make money orders and checks payable to The Architects' Small House Service Bureau, Mountain Division, Inc. Write your name and address plainly in the spaces indicated above. Your plans and home building documents will come forward without delay.

OUR REFERENCES

We are glad to refer you to any of the larger banks in Denver as to our reputation and reliability. This Bureau has the endorsement of the American Institute of Architects, which in itself is a guarantee of excellency in design of homes and satisfaction in service.

The members of this Bureau are all practicing architects—men of reputation and successful experience. You are perfectly safe in dealing with this Bureau inasmuch as its practice and profession is underwritten by a nationally accepted code of ethics which requires strict adherence to business principles and honest dealing.

Plans are not sent on approval.



The Architects' Small House Service Bureau Mountain Division, Inc.

(A Regional Bureau of The Architects' Small House Service Bureau of the United States, Inc.)

HOME OFFICE, DENVER, COLORADO

READ THIS PAGE CAREFULLY

THE plans, specifications, quantity survey and form of agreement which are a part of the service which The Architects' Small House Service Bureau, Mountain Division, Inc., renders to the home builder are guaranteed in every way complete and free from any obligations on the part of the purchaser to buy materials, home equipment, or building supplies in order to secure the plans and service.

These plans and specifications are designed to insure the home builder sound construction and a completed home of safe investment. The specifications are unbiased, honest and written to insure protection against inferior and cheap materials.

The home building documents show step by step how to proceed with the erection of your home, what to expect from your contractor, the form of contract to use in order to secure complete fulfillment in every respect of all the details and items called for in the plans.

When you employ our home plans and service your relations to this Bureau are on exactly the same basis as they would be if you secured the services of a regular architect. Each home plan is considered to be an instrument of service and forms a part of the completed service which this Bureau offers you in the planning and building of your home. As an in-

strument of service each house plan is the property of the Bureau and cannot be used for other homes without the consent of the Bureau. If you wish to keep the plan for personal satisfaction, our Bureau is pleased to accord you that privilege. If, however, you do not wish to keep the plans after the completion of your home, the Bureau expects you to return the plans to this office in order that they may not fall into other hands and be misused.

This method of sale and service protects you against the chance of other homes exactly like your own being built in the same locality. The duplication of homes tends to decrease values.

Each home plan supplied by this Bureau is designed to provide you a completed dwelling both sound and economical from the point of view of construction and at the same time architecturally good from the point of view of appearances. The plans and service are backed by the reputation of the Bureau membership. This guarantees you the best possible professional architectural counsel and service at a cost less expensive than other service of the same class and character.

The service rendered by this Bureau is limited to six primary rooms. It is designed for small home builders. This Bureau recommends that if larger homes are required a regular practicing architect be employed at an adequate fee.

What This Trademark Stands For



This is the trademark of The Architects' Small House Service Bureau of the United States, Inc. It stands for co-operative effort and service by practicing architects who, through Regional Bureaus affiliated with The Architects' Small House Service Bureau of the United States, Inc., and each other, are able to supply professional service and counsel; well studied, carefully prepared, ready-to-use plans; specifications; working drawings; quantity surveys and complete details—at low cost—for the erection of homes up to and including six primary rooms. For larger homes an individual, practicing architect should be employed at an adequate fee. This trademark signifies professional architectural service at low cost because The Architects' Small House Service Bureau of the United States, Inc., and its Regional Bureaus, of which The Mountain Division is one, are primarily non-profit making enterprises. They are limited dividend corporations with small capital. The words The Architects' Small House Service Bureau of the United States, Inc., and the trademark are copyrighted.

Home builders who use the service this trademark stands for are insured the best possible home plans, ready-to-use and designed to eliminate waste materials, labor and dollars without loss of maximum home comforts, conveniences and beauty.

